

URBAN/MUNICIPAL

CAH ON HBLG37
A35 1992

Agendas / minutes of the
Local Architecture
Conservation Advisory
Committee

URBAN/MUNICIPAL
CAN ON HBL 637
A35



J. J. SCHATZ
CITY CLERK

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

PHONE (416) 546-2700
FAX (416) 546-2095

NOTICE OF MEETING

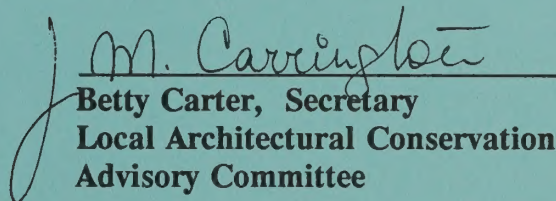
Local Architectural Conservation Advisory Committee

Monday, 1992 January 13
12:00 o'clock noon
Room 233, City Hall

URBAN MUNICIPAL

JAN 13 1992

GOV. GOVERNMENT DOCUMENTS


Betty Carter, Secretary
Local Architectural Conservation
Advisory Committee

A G E N D A

1. Adoption of the Minutes

Minutes of Meeting held 1991 November 1

2. Business Arising from the Minutes

- a) Tivoli Theatre (no copy)
- b) 25 Tecumseh Street (no copy)

3. Demolitions

- a) 74 Charlton Avenue East
- b) CP Roundhouse

4. **Special Projects**

- a) Burlington Canal Lighthouse and Lightkeeper's Dwelling
- b) Designated Property Plaques - Installation
- c) Lasalle Park Pavilion
- d) Bank of Montreal (available at meeting)

5. **Sub-Committee Reports**

- a) Research Sub-Committee - (no copy: minutes available at meeting)
- b) Joint Plaquing Sub-Committee - (no copy)

6. **Other Business**

7. **Adjournment**

Friday, 1991
12:00 o'clock
Room 219, C

The Local Architectural Conservation Advisory Committee

There were present:

D. Dent, Chairperson
R. Wheeler, Vice-Chairperson
Alderman W. McCulloch
J. Rigby
R. Brough
R. Rankin
B. Henley

Regrets:

Alderman V. Formosi
J. Mokrycke
G. Simmons

Also present:

G. Doyle, Ministry of Government Services
N. Chapple, Planning Department
A. Gillespie, Planning Department
J. Dubbeld, Planning Department
R. Buckle, Property Department
J. Gamble, Building Department
V. Matus, Planning Department
B. Carter, Secretary

1. FORMER MAIN POST OFFICE

Gerald Doyle, Ministry of Government Services, gave a presentation on the conversion of the former main post office at 10 John Street South into a central court. He explained that in addition to 18 courtrooms, the new complex will house jury rooms, holding cells, libraries, law societies, offices for staff administration, probation, police and parole.

He also advised that because judges, prisoners, and public will have separate entrances, elevators and hallways, security in the building will be second to none.

In response to Diane Dent's inquiry regarding alterations to the exterior of the building, Mr. Doyle advised that no changes would be made to the exterior, and that the lobby will remain as is in order to maintain the reasons for designation, and will be an open area to the public.

Mr. Doyle added that the revolving doors would also be kept in use, but that a barrier free entrance will have to be created, possibly off King Street. In addition, a cafeteria and children's area/daycare will be built.

Mr. Doyle also commented that utilization of this building as a central court will manifest a \$2,000,000. savings per year for the Provincial Government.

Chairperson Diane Dent thanked Mr. Doyle for attending the meeting and for his very informative presentation.

2. ADOPTION OF THE MINUTES

The minutes of the meeting held 1991 October 4 were adopted as circulated.

3. LACAC MEMBERSHIP

Diane Dent advised the members of the Committee that in view of the fact their terms of office will be expiring 1991 November 30, they must now re-apply if they wish to continue membership on LACAC.

The Secretary informed the Committee that an advertisement has been placed in the newspapers indicating that those interested in being a member of any City committee, board or commission must submit a letter of application to the City Clerk by 1991 November 22.

4. BUSINESS ARISING FROM THE MINUTES

(a) Tivoli Theatre

Reg Wheeler advised that he received a telephone call from Doug Rodgers, Head of the Evelyn Group, indicating that he would like to meet with the Tivoli Theatre Action Committee. The Committee agreed to have a meeting with Mr. Rodgers, as well as to continue negotiations with Sam Sniderman. Mr. Wheeler, Chairperson of the Tivoli Theatre Action Committee, will invite Mr. Rodgers to a meeting.

(b) CP Roundhouse

Alderman McCulloch informed the Committee that City Council at its meeting held 1991 October 29, on the advice of the Legal Department, agreed that the City could not assume any liability for the CP Roundhouse.

Nina Chapple advised that demolition of the building is expected to be delayed for a further two weeks as CP Rail is currently undertaking a planning study of the site by Miller O'Dell, Planning Consultants. In addition, the Historical Sites and Monuments Board is sending a team to do an architectural recording of the Roundhouse on Tuesday, 1991 November 5.

(c) Use of Dundurn Park Grounds

Copies of a "Grounds Use Policy - Dundurn and Harvey Parks" were distributed to the Committee. Nina Chapple explained that this document was also distributed to the Historical Board at its recent meeting. She suggested that any questions or comments be directed to her attention by Friday, 1991 November 8.

(d) Sir John Gibson Plaque

Nina Chapple distributed copies of the final wording to be inscribed on a commemorative plaque to honour John Morison Gibson. The Committee agreed to accept the wording as presented.

(e) 25 Tecumseh Street

Nina Chapple informed the Committee that City Council, at its meeting held 1991 October 29, approved the purchase of the Gardener's Cottage of Sir Allan MacNab at 25 Tecumseh Street, and that the purchase price of \$150,000. be charged to the Reserve for Acquisition of Historic Property.

Chairperson Diane Dent advised that this will be referred to the Research Sub-Committee to see if there is any way to replace the money in the Revolving Fund.

5. DESIGNATION

The Committee was in receipt of report dated 1991 October 21 from the Director of Local Planning respecting the designation of the Burlington Canal Lighthouse and Lightkeeper's House at 1159 and 1155 Beach Boulevard and approved the following recommendation:

- (a) That a final request for consent to the designation of the Burlington Canal Lighthouse and Lightkeeper's House be sent to the Department of Transport and the Department of Public Works.
- (b) That, failing a response before the next LACAC meeting, LACAC proceed to recommend designation at that meeting.

6. ADDITION TO INVENTORY

The Committee was in receipt of a report dated 1991 October 22 from the Chairman of the Research Sub-Committee and approved the following recommendation:

That the property of Wentworth Baptist Church at 120 Wentworth Street North be added to the City's Inventory of Buildings of Architectural and/or Historical Interest.

7. HERITAGE FUNDING APPLICATION - 150 Queen Street South

The Committee was in receipt of a report dated 1991 October 20 from the Director of Local Planning respecting a Heritage Funding Application for 150 Queen Street South, and approved the following recommendation:

That heritage funding be approved for the designated property at 150 Queen Street South to undertake conservation/restoration work based on a list of eligible projects.

8. OTHER BUSINESS

- (a) Nina Chapple advised that a notice has been received regarding a retreat in Perth, Ontario. "Community Heritage Ontario" is looking towards establishing a strategic plan.
- (b) Nina Chapple also advised that the Planning Department is currently undertaking a Strategic Plan for the City of Hamilton and that the City is calling for input from citizens of Hamilton. Copies of the City's request were distributed for the Committee's information.

9. ADJOURNMENT

There being no further business, the meeting then adjourned.

Taken as read and approved

Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee

Betty Carter, Secretary

MEMORANDUM FOR THE DIRECTOR

On January 1, 1981, the following information was received from the [redacted] regarding the activities of [redacted] in the [redacted] area. This information was obtained from a confidential source who has provided reliable information in the past.

The [redacted] has been observed in the [redacted] area on several occasions. It is believed that the [redacted] is involved in the [redacted] activities. The [redacted] has been observed in the [redacted] area on several occasions.

It is recommended that the [redacted] be kept under close surveillance. The [redacted] should be kept under close surveillance to ensure that no further activities are observed.

ADMINISTRATIVE INFORMATION

The [redacted] has been observed in the [redacted] area on several occasions. It is believed that the [redacted] is involved in the [redacted] activities. The [redacted] has been observed in the [redacted] area on several occasions.

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RECOMMENDATIONS

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CONCLUSION

Very truly yours,

The [redacted] has been observed in the [redacted] area on several occasions. It is believed that the [redacted] is involved in the [redacted] activities. The [redacted] has been observed in the [redacted] area on several occasions.

Special Agent in Charge
Federal Bureau of Investigation
Washington, D.C.

Very truly yours,
[redacted]
Special Agent in Charge
Federal Bureau of Investigation
Washington, D.C.

CITY OF HAMILTON

3A

- RECOMMENDATION -

DATE: 1992 January 6

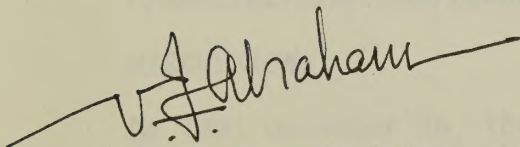
REPORT TO: Betty Carter
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

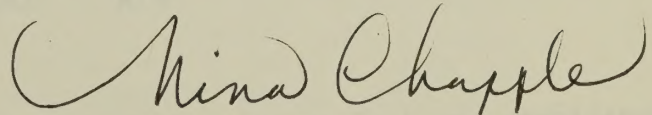
SUBJECT: 74 Charlton Avenue East

RECOMMENDATION:

That LACAC support the attached City recommendation, approved by the Planning and Development Committee at its meeting on January 7, 1992.



V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. The historic house at 74 Charlton Avenue East was demolished illegally on Boxing Day (26 December 1991).
2. Chronology and copies of current newspaper articles and letters to the editor attached.

CITY OF HAMILTON

- RECOMMENDATION -

Approved at
Planning and
Development Committee
Jan 8, 1992

DATE: 1992 January 3

REPORT TO: Tina Agnello, Secretary
Planning and Development Committee

FROM: L. King
Building Commissioner

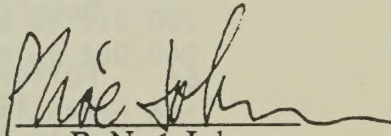
P. Noé Johnson
City Solicitor

SUBJECT: 74 Charlton Avenue East - Demolition (92.1.1.A)

RECOMMENDATION:

1. That the Building and Law Departments be authorized to pursue all avenues of enforcement with respect to the unauthorized demolition of 74 Charlton Avenue East by its owner St. Elizabeth Home Society (Hamilton, Ontario) or St. Elizabeth Housing Corporation, or their principals or directors.
2. That all enforcement procedures be co-ordinated with any action taken by the Niagara Escarpment Commission or the Ministry of the Environment.

L.C. King, P.Eng.


P. Noé Johnson

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

DISCUSSION:

On 1991 December 26, the building at 74 Charlton Avenue East was demolished by the owner without the Niagara Escarpment Commission's approval or a demolition permit issued by the City. The property is within the Niagara Escarpment Commission control area; therefore no construction or demolition may proceed without a development permit issued by the Commission.

The property has been the subject of numerous applications for demolition since 1986. The chronological background of the building is as follows:

- 1/ 1986 March - Application made to N.E.C. for demolition of building. Application approved, however, the decision was appealed ~~by members of the~~ ~~Local Architectural Advisory Committee (L.A.A.C.)~~. Appeal was allowed which denied demolition permit.

by a neighbour, Mrs.
Madeleine Mart.

(error) ->

- 2/ 1986 November - Application for demolition made to the City. Application tabled pending N.E.C. approval. When the N.E.C. denied the application, City council passed the following resolution:-

(a) That NO ACTION be taken on a demolition permit application for a residential building at 74 Charlton Avenue East.

NOTE: The Niagara Escarpment Commission has denied demolition permit application for this building.

(b) That the Mayor write to the Minister of Municipal Affairs and request a review of the decision made by the Niagara Escarpment Commission with respect to the demolition permit application for 74 Charlton Avenue East.

- 3/ 1988 September - Property Standards enforcement begins with respect to condition of the property. Orders are appealed and the Property Standards Committee recommends demolition of the property.

- 4/ 1990 July - N.E.C. denied for the second time an application for demolition.

- 5/ 1990 July - Owner requested that the City designate the building under the Ontario Heritage Act.

- 6/ Following an objection and a hearing by the Conservation Review Board, By-law #91-076 was passed on April 30, 1991 designating the building and was duly advertised in the Hamilton Spectator on May 23rd, May 30th and June 6th, 1991.

- 7/ 1991 July 22 - Terry Whelan, solicitor for the owner, wrote to the City of Hamilton to apply for demolition under the Ontario Heritage Act. This request was referred to L.A.C.A.C., which recommended in 1991, September to the Planning & Development Committee "that the application not be processed unless a development permit has been issued by the Niagara Escarpment Commission."

- 8/ 1991 October 2 - The Planning & Development Committee approved the following recommendation:

(a) That a letter be sent to the Niagara Escarpment Commission advising them that an application for demolition permit for the property at 74 Charlton Avenue East has been received; and,

(b) That the owner of 74 Charlton Avenue East be advised that the City cannot issue a demolition permit until the Niagara Escarpment Commission issues a development permit for this property.

The solicitor for the owner, in his correspondence with the City's Law Department, has taken the position that, as City Council did not, itself, deny the application within 90 days, that the City is deemed to consent to the demolition. He has further taken the position that the Ontario Heritage Act comprises a complete code for the demolition of a designated building and that no other Acts apply.

It is the position of the Law Department that the subject lands are governed by all applicable legislation and that approval must be obtained with respect to all such legislation. This was set out in a letter to the owner's solicitor dated November 28th, 1991. The attention of the owner's solicitor was specifically drawn to the provisions of the Ontario Heritage Act which permit demolition "subject to the provisions of any other Act or regulation thereunder." The owner's solicitor was further advised that his client required not only a consent under the Ontario Heritage Act, but a Development Permit from the N.E.C., and a demolition permit from the City of Hamilton pursuant to the Planning Act.

This means the property is subject to the four pieces of legislation with respect to demolition. Each Act has its own penalties for offenses as follows:

- | | | |
|----|--|--|
| 1) | <u>Building Code Act</u> | - every person a maximum of \$ 2,000
- corporations a maximum of \$50,000 |
| 2) | <u>Ontario Heritage Act</u> | - every person a maximum of \$10,000
- corporations a maximum of \$50,000 |
| 3) | <u>Planning Act</u> | - every person a maximum of \$20,000
- corporations a maximum of \$50,000 |
| 4) | <u>Niagara Escarpment
Planning & Development
Act</u> | - every person a maximum of \$25,000
- corporations a maximum of \$50,000 |

Any enforcement procedures with respect to the unauthorized demolition may be limited, by case law, to a single possible conviction. Accordingly, it is important to co-ordinate the City's efforts with those of the N.E.C., and, it may be expedient at a future date, for the City not to proceed with its own charges in order to help ensure the success of prosecution by the Province.

74 Charlton Ave. East

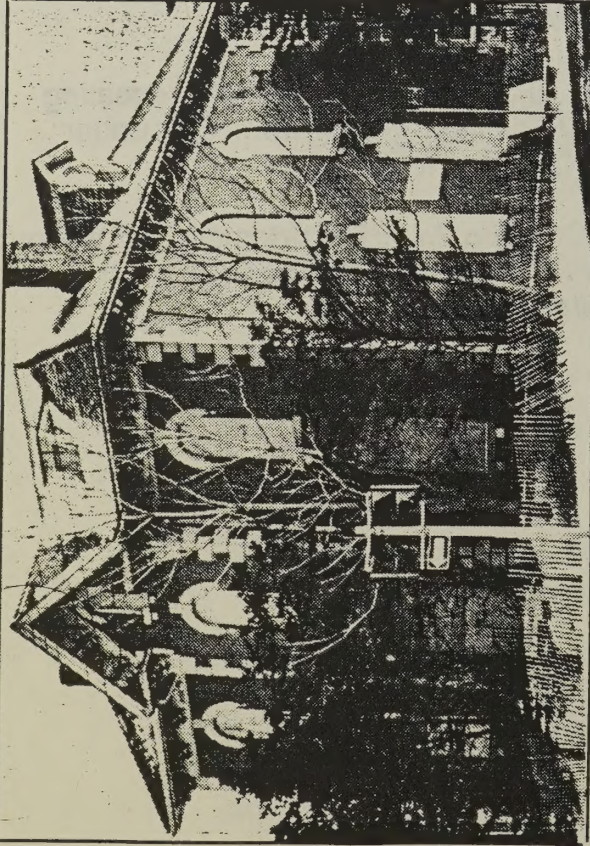
Summary of Chronology

October 1986 to December 1991 (demolition):

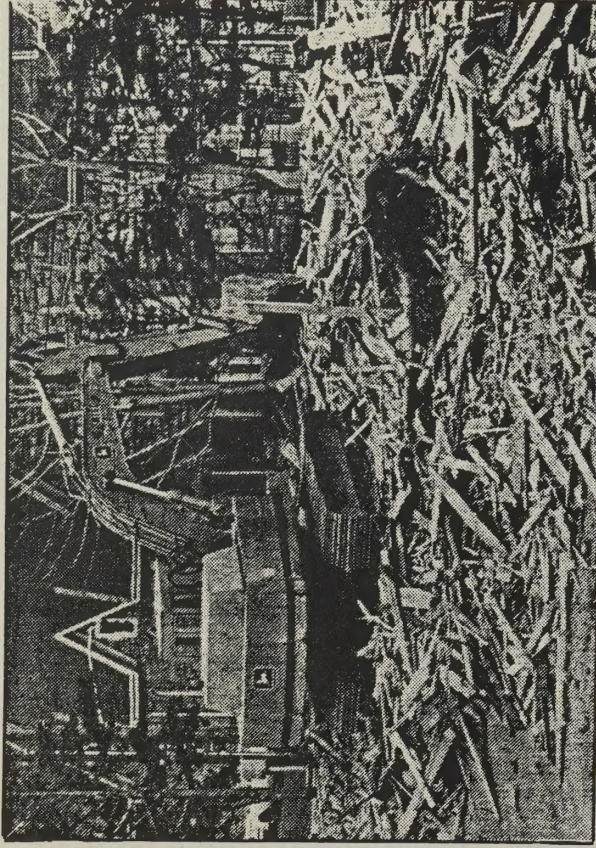
1. Oct. 15, 1986 Planning and Development Committee approved Site Plan Application (DA-85-38) by St. Elizabeth Home Society for redevelopment of site at south-east corner of John St. South and Charlton Ave. East, which would necessitate demolition of house at 74 Charlton Ave. East.

Approved by Council, Oct. 28, 1986; resolution refers to demolition of 299 John St. South but not to 74 Charlton Ave. East.
2. Nov. 14, 1986 NEC approved a Development Permit for the same project (W/R/85-368) also allowing for the demolition of 74 Charlton Ave. East.
3. Jan. 20, 1987 1st NEC Appeal Hearing
4. June 2, 1987 1st NEC Appeal Hearing Decision: Minister of Municipal Affairs approved appeal and directed NEC not to issue a Development Permit for demolition for 74 Charlton Ave. East.
5. July 28, 1987 Council asked Minister of Municipal Affairs to reconsider decision.
6. Sept 23, 1987 Minister of Municipal Affairs reconfirmed his original decision and denied demolition of 74 Charlton Ave. East.
7. Jan. 22, 1990 2nd Application to the NEC for a Development for the John/Charlton Ave. East property, including demolition of 74 Charlton Ave. East.
8. July 26, 1990 NEC denied 2nd Development Permit application on basis that 74 Charlton Ave. East was not to be demolished.
9. July 27, 1990 St. Elizabeth Home Society offers to have 74 Charlton Ave. East designated.

11. Nov. 14, 1990 2nd NEC Appeal Hearing
12. Feb. 18, 1991 Conservation Review Board Hearing under Ontario Heritage Act (neighbour's objection not owner's).
13. April 11, 1991 Conservation Review Board approved designation.
14. April 30, 1991 Council approved designation of 74 Charlton Ave. East.
15. July 4, 1991 2nd NEC Appeal Hearing: Minister of the Environment denied appeal and directed the NEC not to issue a Development Permit for the demolition of 74 Charlton Ave. East.
16. July 22, 1991 St. Elizabeth Home Society applied to City for a Demolition Permit for 74 Charlton Ave. East.
17. Oct. 2, 1991 Planning and Development Committee advised that the St. Elizabeth Home Society must have a Development Permit from the NEC before City can issue a Demolition Permit (based on advice from Law Department).
18. Oct. 15, 1991 Letter from St. Elizabeth Home Society repeating request for a Demolition Permit from City under regulations of Ontario Heritage Act.
19. Dec. 26, 1991 House at 74 Charlton Ave. East demolished without a Development Permit from the NEC or a Demolition Permit from the City.



Italianate house at John and Charlton.



Spectator file photo

Ted Brellisford, The Spectator

Reduced to rubble yesterday

Legal battle looms over demolition of 1870s house

By JOHN MENTEK
The Spectator

CHARGES COULD be laid and a legal battle is shaping up over the Boxing Day demolition of a vacant century-old house at John Street and Charlton Avenue.

A wrecking crew arrived at 74 Charlton Avenue East around 7 a.m. yesterday, and by mid-morning the 1870s-vintage house was reduced to a mound of red bricks and fancy wood trim.

Alderman Don Ross, a member of the city's planning committee, reached at his home yesterday, said the city had not issued a permit, and

the demolition was unauthorized.

The owner of the house is a registered charity, the St. Elizabeth Home Society, which has been trying to get permission to demolish the building since 1986.

A lawyer for the society said the decision to go ahead with the demolition was made after the city failed to act on an application.

"We will charge them," Mr. Ross said. "We have to get together with the building department and the (city) legal department today, to find out where, under which act, the appropriate charges will be laid."

Mr. Ross said city lawyers must also deter-

mine who will be charged.

The wrecking contractor at the site yesterday said he did not possess a demolition permit, but that was not unusual.

Dan West, owner of West Sewer and Watermain, said he very seldom sees permits when he does demolition work.

Mr. West said he received a telephone call from Julian Gaspar, project manager of the St. Elizabeth Home Society, on Tuesday.

Mr. Gaspar told him to "get a machine in there for Boxing Day," and Mr. West said he

□ Continued on A2

Demolition may spark legal action

□ Continued from A1

assumed Mr. Gaspar had permission to demolish the building.

He said Boxing Day was chosen for the demolition because "it was a good, safe day — there's not a lot of people or traffic around."

Mr. Ross said the demolition violates the Planning Act, the Heritage Act, the Building Code Act, and the authority of the Niagara Escarpment Commission, which must approve demolition and building permits on the property because it lies within the escarpment zone.

The legislation provides for maximum fines ranging from \$20,000 to \$50,000, Mr. Ross said.

The house was built in 1878-79 for merchant Joseph Hancock, and was reportedly one of Hamilton's few surviving examples of Italianate neoclassical design. Hamilton city council designated it a heritage property under the Ontario Heritage Act about a year ago.

The owner applied to the city on July 22 for permission to demolish the house, said Terence Whelan, a lawyer representing the St. Elizabeth Home Society, which owns the adjacent St. Elizabeth Nursing Home on John Street South and the St. Elizabeth retirement village on Rymal Road.

Designation of a house under the Ontario Heritage Act does not prevent demolition, but empowers the city to delay demolition by six months.

"The city did nothing," Mr. Whelan said in a telephone interview. "The (Ontario Heritage) act says that within 90 days of receiving the application, council has to consider it, council has to inform the owner

"They did none of those things," Mr. Whelan said. "They declined jurisdiction, and the act says if that happens, permission (for demolition) is deemed to have been given."

If the city disagrees with the society's interpretation of the act, "then I guess this is why we have courts," Mr. Whelan said.

"If I thought we had to get a demolition permit, then we'd still be knocking on doors down there for a demolition permit," he said.

From the owner's point of view, "sooner or later, you have to bring matters to a head," Mr. Whelan said. "They can't constantly hold you in suspense, and if you can't get your permit under the Heritage Act when the property is designated, I'm of the view you don't have to go any other place to get it."

Politicians, activists and the chairman of the Local Architectural Conservation Advisory Committee expressed shock when told the house, which has been vacant since 1986, had been torn down.

"I am horrified," said LACAC chairman Diane Dent. "It was still designated, supposedly."

"I'm quite surprised it was torn down," said Howard Mark, a Hamilton architect who successfully opposed demolition of the house several years ago. "It was the last vintage house on the corner."

The house's best hope for protection was with the Niagara Escarpment Commission, Mr. Mark said.

Dundas Councillor John Prentice, who sits on the NEC board, said the owner did not have permission from the NEC to tear the house down. Mr. Prentice said the NEC turned down the owner's application to demolish the house last year "because they didn't have any plan for the property."

"I guess they pulled a fast one," he said. "They've waited until there was nobody around. Boxing Day is a perfect day to do it."

Mr. Prentice said he expects the NEC will lay charges against the

Demolition may spark legal action

□ Continued from A1

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"The city did nothing," Mr. Whelan said in a telephone interview. "The (Ontario Heritage) act says that within 90 days of receiving the application, council has to consider it, council has to inform the owner of its decision, council has to advertise the application.

Suspense

"They did none of those things," Mr. Whelan said. "They declined jurisdiction, and the act says if that happens, permission (for demolition) is deemed to have been given."

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"I guess they pulled a fast one," he said. "They've waited until there was nobody around. Boxing Day is a perfect day to do it."

Mr. Prentice said he expects the NEC will lay charges as well.

Escarpment board, city launch probes of house demolition

By KATE BARLOW
The Spectator

THE NIAGARA Escarpment Commission and the city are investigating the Boxing Day demolition of a century-old house at John Street and Charlton Avenue East.

A Niagara Escarpment Commission senior planner visited the site yesterday and will report to the Ministry of the Environment, which is expected to order a full investigation into the demolition.

The 1870s house was in the commission's development control area.

Order posted

Depending on the outcome of that investigation, charges of development without a permit — which includes demolition — could be laid. If found guilty the St. Elizabeth Home Society, owner of the property, could face fines of up to \$50,000.

The city also hand-delivered to the society an order to comply with the Ontario Building Code. A copy of the order is posted at the site of the former historic landmark — now just a mound of red brick and rubble.

Peter Lampman, the city's deputy building commissioner, said the society has also fallen foul of the Ontario Heritage Act and the Planning Act. But, because of a complicated web of regulations, the NEC, the city's solicitors and council will be consulted before any decision is made on what happens next, he said.

The house, built in 1878-79 for Victorian merchant Joseph Hancock, was one of Hamilton's few surviving examples of Italianate neoclassical design. It belonged to an isolated cluster of 19th-century buildings on John Street South and, according to its historical designation, had been part of the Victorian neighborhood of Corktown, which once extended to the foot of the escarpment.

Despite its status as a landmark, the home's fate has been uncertain for the past five years.

In 1986 the St. Elizabeth Home Society, a registered charity, re-

ceived permission from the city's planning and development committee and the Niagara Escarpment Commission to demolish the house. That decision was overturned after an NEC appeal hearing in 1987 and confirmed later that year, despite city council's request to have the decision reconsidered.

In early 1990, the society applied a second time but was again denied. That decision was upheld after appeal by the society.

Then, in July 1990, the society changed its mind about demolition and offered to have the house designated as historically significant. This was approved by city council in April. Three months later, the society again applied to the city for a demolition permit.

A lawyer for the society, contacted after the demolition, said the decision to go ahead was made after the city failed to act on the latest demolition application.

But Mr. Lampman denied the city had been dragging its feet. "The NEC takes precedence. Basically, we've always steered them in that direction."

Betrayal

Alderman Bill McCulloch said feelings of frustration over the length of time it was taking to resolve the mansion's fate were "hardly the basis to do something illegal."

"Because you don't like a decision doesn't give you the right to take a decision into your own hands," he said.

Mr. McCulloch, in whose ward the house was situated, said the demolition came as a betrayal.

"If they had come to me and I'd said, 'Forget it,' then I might say they had every reason to feel frustrated. But I went out of my way to help."

This included trying to solve the log jam over the charity's right to remove the building, he said, as well as helping the charity with its renovation problems with its neighboring nursing home.

Preserving this house was a misguided effort

RE: 'Escarpment board, city launch probes of house demolition' (Dec. 28).

In response to Kate Barlow's article respecting the Boxing Day demolition of a century-old house at John Street and Charlton Avenue East, might I, as the owner of the property closest to the entrance of that building, be allowed to make a few personal observations.

Although I certainly appreciate the necessity of preserving our historical buildings as part of our heritage, I beg to disagree with those who have championed the preservation of this particular building in Hamilton.

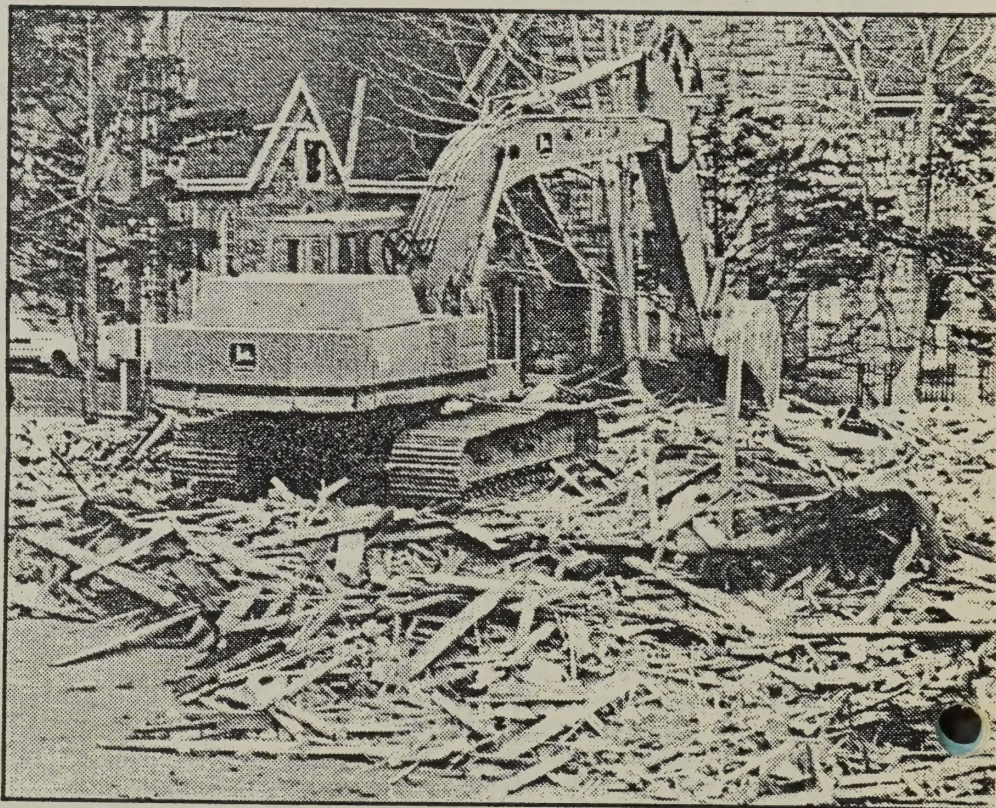
I do not question the good intent of those advocating the preservation of the building, but argue that they are misguided as to the necessity of maintaining this particular building at almost any cost. The circumstances bring to mind those who would champion the purchase of costly art works at public expense, while those in need go without.

As I understand the situation, the St. Elizabeth Home Society, the owner of the property, proposed a number of years ago that the property be used for the purpose of erecting a hospital for the elderly and chronically ill, a service which is much needed in the Hamilton area.

Respectfully, the building itself, long before the opposition to its removal arose, was in my opinion potentially dangerous in that aside from the exterior brick work, the interior of the building has virtually rotted away.

I understand that it would have cost in excess of \$700,000 to restore it to its former grandeur.

In some way or another I suspect that the taxpayer would have



The demolished home at John Street and Charlton Avenue.

had to contribute at least in part to the restoration.

In recent years, from personal observation the building had become the way-station for a number of the unfortunate homeless, who undoubtedly were putting their welfare in jeopardy by occupying the premises. Regrettably, it appears, that very few of those who are claiming outrage at the building's demolition are truly concerned about the reality of the situation or indeed for the real needs of the community.

I am particularly dismayed by those public bodies who now threaten a variety of charges under various legislative acts. By all means, why not waste more time and public funds on what may be years of costly litigation, and I

wonder, to what end? Do the hapless taxpayers of this province and city have no greater concerns in these difficult times? It all makes as much sense as the posting of a "order to comply" which was recently posted on the fence adjacent to the building after the building was demolished.

P.S. If anyone is concerned about the resident squirrels, who formally occupied the demolished building, rest assured they are safe; the 10 I counted on my lawn and in my tree were fed by my staff and, I hope, by now have found new accommodations. Indeed, at least one has made his way into my roof.

Thomas R. Scoccia
Hamilton

3B

**CP Roundhouse
Former T H & B Roundhouse**

**600 Aberdeen Ave
Hamilton, Ontario**

Status prior to Demolition (December 1991/ January 1992):

Listed on the City's Inventory of Buildings of Architectural/Historical Interest.

Not designated because there is no heritage legislation which is applicable to a CP- or CN-owned roundhouse:

- (1) regulations of the Ontario Heritage Act do not apply to a federal building;
- (2) regulations of the federal Heritage Railway Stations Protection Act do not apply to any railway buildings other than stations.

Owned by CPR; in use until 1990.

Architectural/Historical Background:

Built in 1930 for the Toronto, Hamilton and Buffalo Railway; semi-circular brick masonry structure with a timber-frame roof.

Former T.H.&B. Roundhouse was the only surviving roundhouse in Hamilton (CN Roundhouse was demolished a number of years ago); one of few surviving structures of its type and size in Canada.

Brief Chronology re: Demolition:

- | | |
|----------------|--|
| October 1990: | Learned informally of possible demolition of Roundhouse. |
| Nov. 8, 1990: | Meeting with CPR representatives, LACAC reps, Public Works Director, Ald. McCulloch, Heritage Planning staff. |
| July 12, 1991: | Letter advising of intended demolition of Roundhouse, approximately July 28. |
| July 30, 1991 | Council approval of City's request to delay demolition for a three-month period. |
| Oct. 2, 1991 | Planning and Development Committee referral to Law Department of CP's request for transfer of liability for roundhouse site to City. |

Oct. 29, 1991 Council did not approve the transfer of liability of roundhouse site to City.

Dec. 9, 1991 Application by CP for demolition of Roundhouse.

Dec. 13, 1991 Demolition Permit was issued.

Dec. 24, 1991 Demolition began.



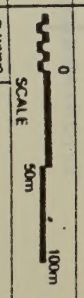
INTER-PROVINCIAL
AIRWAYS
LIMITED

138	92	41
26	93	41

CITY OF HAMILTON
KIRKENDALL NORTH
ZONING

This is not a Legal Document
For Zoning Verification Please
Contact City Building Department.

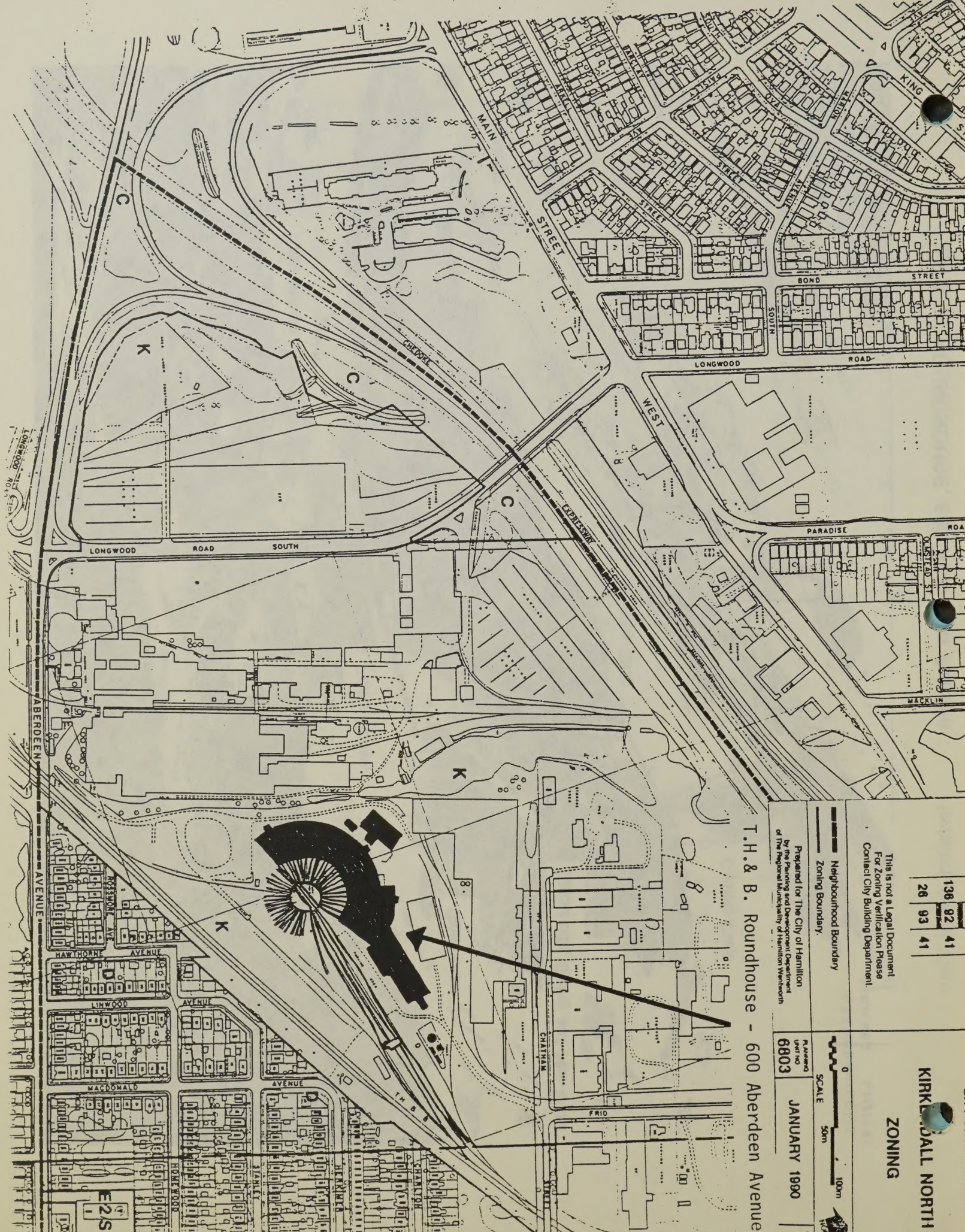
Neighbourhood Boundary
Zoning Boundary



Prepared for The City of Hamilton
by the Planning and Development Department
of The Regional Municipality of Hamilton Wentworth

Planning Unit No. 6803
JANUARY 1990

T.H. & B. Roundhouse - 600 Aberdeen Avenue



Roundhouse timbers going to repair Mennonite barns

OLD TIMBERS from the historic TH&B Railway roundhouse came crashing to the ground yesterday, destined for Mennonite barns across the Elmira area.

It was a long day of gruelling physical labor for about 75 Mennonite farmers who heaved wood from the roof of the roundhouse to storage bins below.

"It will go a long way. Not for a complete barn but for repairs to 15 to 20 barns," said Nelson Martin.

The Chatham Street roundhouse was built in 1929 and some of the timbers are as old as the building.

While there are rotten spots here and there, most of the wood is still in good condition, said Mr. Martin.

Paul Morley, a train buff who came down to watch the demolition, marvelled at the farmers' strength and dedication.

"You should have seen them early this morning," said Mr. Morley. "There were 30 to 40 guys across the roof tearing boards up with the black soot

falling all around. These guys are slaving."

The farmers, subcontractors for the wrecking company, were also tearing out old brick and steel.

David Rapson, president of Total Demolition Inc. of Brussels, said the bricks will be used to build new houses and the scrap steel will be melted down and reused.

"We'll salvage, recycle and reuse as much as possible out of the building," he said.

The job is likely to take another few weeks.

The city tried to stave off the demolition of the rundown, vandalized roundhouse, but CP Rail, which owns the property, received a demolition permit earlier this month.

CP Rail took over the Toronto, Hamilton and Buffalo Railway in 1977 and stopped parking trains there in the spring of 1990.

The company was worried the huge building posed a liability risk.

CP Rail also wants to sell the 6.5-hectare (16-acre) site.

Dec 28, 1991

The Hamilton
Spectator

JANUARY 4, 1992 - SPECTATOR

TEARING INTO LUNCH



Ted Brellisford, The Spectator

Nothing like toiling under the sun to work up an appetite. These Mennonite farmers are salvaging timbers from the TH&B roundhouse, which they will use in repairing Elmira-area barns. The farmers

were subcontracted by the wrecking company to work on the facility, built in 1929. The rundown roundhouse posed a liability risk for CP Rail, owner of the Toronto, Hamilton and Buffalo railway.

CITY OF HAMILTON

4a

- RECOMMENDATION -

DATE: 1992 January 6

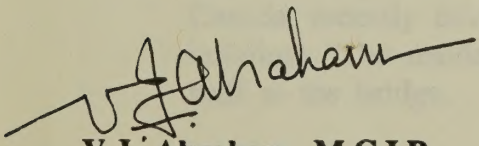
REPORT TO: Betty Carter
LACAC Secretary

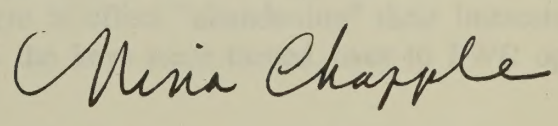
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Burlington Canal Lighthouse and Lightkeeper's
Dwelling

RECOMMENDATION:

That an action sub-committee be established to investigate possible uses for the lighthouse and lightkeeper's dwelling and that interested agencies be contacted to send representatives to sit on this sub-committee.


V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. An action sub-committee co-chaired by two LACAC members was established June 24, 1991; one or more LACAC representatives will, however, need to be appointed at the first meeting of the newly-appointed LACAC.
2. Copy attached of most recent letter received from Public Works Canada re: ownership, status and proposed designation (by LACAC) of the lighthouse and lightkeeper's dwelling.



Public Works
Canada

Travaux publics
Canada

Ontario Region

Région de l'Ontario

4900 Yonge St.
Willowdale, Ontario
M2N 6A6

4900, rue Yonge
Willowdale (Ontario)
M2N 6A6



Your File
Votre réf.

November 27, 1991

In reply quote:
Réf. à rappeler :

For further information please contact:
Pour de plus amples informations, prière de
communiquer avec :

Ms Nina Chapple
Architectural Historian
Planning and Development Department
The Regional Municipality of Hamilton-Wentworth
71 Main Street West
Hamilton, Ontario
L8N 3T4

Dear Ms Chapple

Re: BURLINGTON CANAL LIGHTHOUSE AND DWELLING

I am writing to you in reference to your letter of November 15, 1991 addressed to Mr Basarke of Transport Canada and copied to Mr Deamond of Public Works Canada (PWC). "Ownership" of the Burlington Lift Bridge and surrounding PWC lands is vested in my Branch.

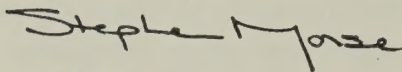
The lands on which the lighthouse and dwellings are located are under the administration and control of Public Works Canada. Until recently Transport Canada had exercised control over the two structures although the basis for that control is not clear to me. Transport Canada recently advised PWC that they were in effect "abandoning" their interests in the buildings. The residence is now vacant and the keys were turned over to PWC operating staff at the bridge.

I have initiated enquiries to determine whether the two buildings have been recognized under Federal heritage regulations. In the meantime we are taking appropriate steps to ensure that the now vacant residence is protected against damages and vandalism. I have also initiated a review of the effect of designation under the Ontario Heritage Act and will advise you further as to our comments in the near future.

It is my understanding that the Regional Municipality has previously enquired concerning acquiring an interest in these properties. Subject to clarification of issues related to administration and control of the buildings within the federal domain, I would be interested in receiving any proposal you might wish to make. Because of the location of the buildings in relation to our bridge control structures I would not anticipate a sale, however some sort of lease or licence may well be possible.

I would be more than happy to discuss this matter with you. Should you have a need to examine the buildings please do not hesitate to contact me at (416) 224-7819.

Yours truly,



Stephen Morse
A/Regional Manager
Federal Facilities
Accommodation Branch

CITY OF HAMILTON

46.

- RECOMMENDATION -

DATE: 1992 January 6

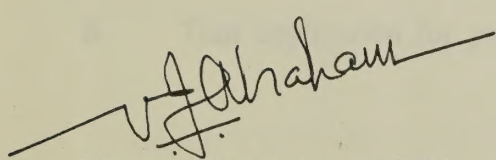
REPORT TO: Betty Carter
Secretary, LACAC

FROM: V. J. Abraham, M.C.I.P.
Director, Local Planning Branch

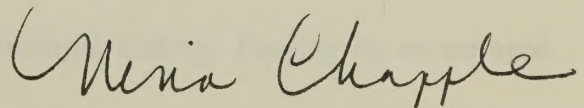
SUBJECT: Designated Property Heritage Plaques

RECOMMENDATION:

That LACAC recommend to the Plaquing Sub-committee that once the plaques have been installed, a formal announcement be made, in the form of a press release or public information kit.



Victor Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

N/A

BACKGROUND:

The Plaquing Sub-committee is a joint committee of the Hamilton Historical Board and LACAC, and has representation by both committees.

Ten plaques were formally awarded by Mayor Morrow to designated properties on Heritage Day, 1991. At the advice of the Law Department, an agreement was prepared regarding installation and maintenance of the plaques. The agreements have been signed and returned by the owners of the buildings. The owners have also agreed upon the location of the plaques (preferred locations available at meeting).

Courtesy of the Culture and Recreation Department, technical staff of its Maintenance Division will install the plaques. On December 9, 1991, the first plaque was installed at 433 Bay Street North. This test case was observed by City staff members (two of whom are members of the Plaquing Sub-committee) and the owners of the building, to ensure that the plaque was installed to the owners' satisfaction. The balance of the plaques will be installed as soon as a time suitable to the owners and the Maintenance Division staff can be arranged.

COMMENTS:

While the plaques were formally awarded to the owners of the buildings on Heritage Day, a formal announcement, as a conclusion to the plaquing procedure, would heighten public awareness of the plaquing program.

CITY OF HAMILTON

4(c)

- RECOMMENDATION -

DATE: 1992 January 6

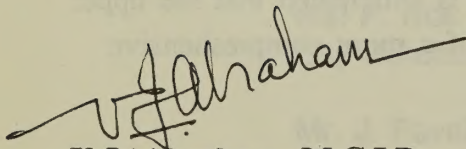
REPORT TO: Betty Carter
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

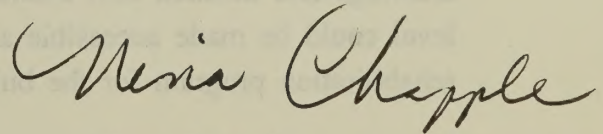
SUBJECT: Lasalle Park Pavilion, City of Burlington

RECOMMENDATION:

- A. That the Hamilton LACAC support (1) the proposal to undertake the necessary structural repairs to Lasalle Park Pavilion, in order to provide full public access to the main floor and (2) the restoration of the upper floor, when funding becomes available.
- B. That application for provincial as well as municipal heritage funding be encouraged.



V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. The above recommendation is a response to a request from the City of Burlington to the City of Hamilton for comments on what should be done with the pavilion, now closed due to the poor structural condition of the main floor system. (Copy of letter attached.) Lasalle Park Pavilion has been designated under the Ontario Heritage Act by Burlington City Council and is worthy of preservation.
1. Under the terms of the lease agreement with the City of Hamilton, the pavilion is maintained by the City of Burlington. Parks Development staff are still reviewing the three options identified below and no recommendation has yet been forwarded to Burlington City Council.
2. **The Structural Assessment and Review for the Restoration of Lasalle Park Pavilion**, prepared by Philips Planning and Engineering Ltd. (October 1991) concluded that "due to the condition of the structure, the required live load conditions for the Lasalle Park Pavilion cannot be safely supported". Three options were presented:
 - #1 (least desirable): permanent closure and removal from site.
 - #2 (most desirable but not economically feasible at the present time): complete rehabilitation with full access to all levels of building.
 - #3 repair of main floor to safely support the required loading for full public access to the main level and no access or storage on the second level.

Philips Planning and Engineering Ltd. is currently preparing preliminary design drawings and detailed cost estimates for option #3. It is anticipated that the upper level could be made accessible at a later date as part of a more comprehensive rehabilitation program for the building.

3. The City of Burlington's Parks Development Planner has indicated that additional sources of funding will be necessary in order to undertake option #3.

CORPORATION OF THE CITY OF HAMILTON

NOV 27 1991

MEMORANDUM

REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH

TO: Mr. D. W. Vyce
Director of Property

YOUR FILE:

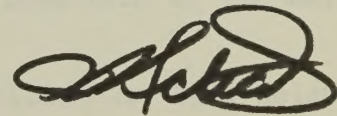
FROM: Mr. J. J. Schatz
Deputy City Clerk

OUR FILE:
PHONE: 546-2727

SUBJECT: LA SALLE PARK PAVILION
RESTORATION, BURLINGTON

DATE: 1991 November 27

Attached for your information and appropriate action is a copy of a letter from Mr. James D. Seferiades, Parks Development Planner respecting a delay in the restoration plans for the pavilion.



Attachment

c.c. Mr. L. Sage
Chief Administrative Officer

Ms. P. Noé Johnson
City Solicitor

Mr. J. Pavelka, P.Eng.
Director of Property

Mr. B. Sugden
Director of Culture and Recreation

Mrs. B. Carter, Secretary
L.A.C.A.C.

RECEIVED
MAY 14 1964

CORPORATION OF THE CITY OF HAWAII

MEMORANDUM

TO: THE HONORABLE MAYOR
FROM: THE HONORABLE COMMISSIONER OF THE DEPARTMENT OF LAND AND NATURAL RESOURCES
SUBJECT: [Illegible text]

[Illegible text block containing several paragraphs of a memorandum, likely discussing land use or natural resources.]

[Illegible signature]

Very truly yours,
[Illegible signature]
[Illegible title]
[Illegible text block containing several paragraphs of a memorandum, likely discussing land use or natural resources.]



The Corporation of the
City of Burlington

City Hall:
426 Brant Street, Burlington, Ontario, Canada
Mailing Address:
P.O. Box 5013, Burlington, Ontario, Canada L7R 3Z6

Telephone: 335-7785

Fax No.: 335-7782

November 20, 1991

RECEIVED

NOV 21 1991

CITY CLERKS

Mr. K. Avery, City Clerk
Corporation of the City of Hamilton
71 Main Street West
Hamilton, Ontario
L8N 3T4

Dear Mr. Avery:

Subject: La Salle Park Pavilion Restoration
Northshore Boulevard, Burlington
Our File: 570.02-123

Further to our letter of October 15, 1991, please be advised that the pavilion has been closed due to the poor structural condition of the main floor slab and supporting beam system.

The report to Council regarding the pavilion's restoration has been delayed as staff require more time to review the options.

We anticipate that the report will probably be scheduled for the first Corporate and Community Services Committee Meeting of 1992 (date unknown). We would encourage you to forward any comments you may have on this matter as soon as possible.

Should you have any further questions regarding the above please contact the undersigned at 335-7785.

Sincerely,

James D. Seferiades
Parks Development Planner

JDS:er

c: H. MacRae, City Clerk
J. Olmstead, Director of Parks & Recreation
T. Dojcek, Assistant Director of Parks

2268

City Hall
115 South Street, Burlington, Vermont
Burlington, Vermont 05401

The Corporation of the
City of Burlington



313-7702

Telephone

313-7702

Ext. 101

RECEIVED

November 14, 1961

CITY CLERK

Mr. E. Henry, City Clerk
Corporation of the City of Burlington
115 South Street
Burlington, Vermont
05401

Dear Mr. Henry:

Subject: La Folle Park Pavilion Renovation
Burlington, Vermont
Ref: File: 313-05422

Further to our letter of October 25, 1961, please be advised that the
pavilion has been closed due to the poor structural condition of the main
floor slab and supporting beam system.

The report to Council regarding the pavilion's restoration has been delayed
as study reports were late in review and return.

We anticipate that the report will probably be scheduled for the first
Corporate and Community Services Committee meeting of 1962 (date unknown).
We would encourage you to forward any comments you may have on this matter
as soon as possible.

Should you have any further questions regarding the above please contact
the undersigned at 313-7702.

Sincerely,

James D. Schuchman
Public Development Director

106-01

cc: Mr. Nathan, City Clerk
J. G. Gurnea, Director of Public & Recreation
J. H. Baker, Assistant Director of Public & Recreation

1106

URBAN/MUNICIPAL
CA4 ON HBL 637
A35



Urban Munic. Collection
2nd Floor
Hamilton Public Library

J. J. SCHATZ
CITY CLERK

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

PHONE (416) 546-2700
FAX (416) 546-2095

URBAN MUNICIPAL

FEB 24 1992

GOV. DOCUMENTS

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

Friday, 1992 February 28
*12:00 o'clock noon
Room 233, City Hall

Betty Carter, Secretary
Local Architectural Conservation
Advisory Committee

PLEASE NOTE time of meeting is 12:00 noon, and not 11:00 a.m. as stated in a previous memo.

A G E N D A

LACAC Orientation 12:00 noon (ALL MEMBERS REQUESTED TO ATTEND)

1. Adoption of the Minutes

- (a) Minutes of a special meeting re Roundhouse, held 1991 December 18
- (b) Minutes of the regular meeting held 1992 January 13

2. Business Arising from the Minutes

- a) Demolition Permit (Building Department)
- b) Vacant Designated Properties (Planning Department)

3. LACAC and Sub-Committee Appointments

4. Heritage Permit Application - 105 Aberdeen Avenue

5. Sub-Committee Reports

- a) Research Sub-Committee - Minutes of meetings held 1992 January 9 and February 12
- b) Joint Plaquing Sub-Committee (no copy)

6. Other Business

- a) LACAC meeting schedule for 1992 (no copy)

7. Adjournment

1(a)

**A Special Meeting of the Action Committee to Save the Roundhouse
(a Sub-Committee of the Local Architectural Conservation Advisory Committee)**

Wednesday, 1991 December 18
12:00 o'clock noon
Room 219, City Hall

There were present:

Diane Dent, Chairperson
Alderman Wm. McCulloch
Alderman Mary Kiss
David Cuming, Chairman, Hamilton Historical Board
Ed Thomas, CUPE, Local 5
Nancy Yarmel, Economic Development Department
Bill Janssen, Planning Department
Nina Chapple, Planning Department

Also present:

Betty Carter, Secretary

The Chairperson explained to those unfamiliar with the Committee what LACAC's purpose and function is, and thanked them for attending this special emergency meeting which was called in an effort to save the CP Roundhouse from demolition.

Everyone introduced themselves and indicated their interest in saving the Roundhouse.

David Cuming explained that he, as Chairman of the Hamilton Historical Board, advises the Parks and Recreation Committee on museums and conserving heritage buildings.

Ed Thomas, CUPE Local 5, explained that his union had suggested the CP Roundhouse as a possible site for a labour museum. He advised that Bob Storey, Labour Studies at McMaster University, informed him that no location had been selected as yet for the labour museum, but that a consultant has been chosen. Both the City of Hamilton and the City of Windsor have submitted briefs to the Provincial Government for this museum.

Nancy Yarmel, Economic Development Department, advised that her department has put in a bid for the proposed museum, with the CP Roundhouse as the site. She also stated that she was told to hold on to Hamilton's bid as it was too premature.

Ed Thomas advised that Bob Storey indicated it would take six months to get this under way.

The Committee was also informed that Paul Thurston, of CP Rail, is concerned with security and safety of the building. CP Rail feels the City should be responsible for liability insurance. CP Rail has also hired a contractor to demolish the Roundhouse, and even if the Roundhouse were saved at this point, CP would have to be reimbursed for the cost of cancelling the demolition contract, dating back to October 29, 1991.

Alderman McCulloch stated that because City Council, at its meeting held 1991 October 29, did not approve of the transfer of liability of the Roundhouse to the City, the Committee must therefore find another source to pay for the insurance. He suggested that the Treasurer be asked to contact an insurance consortium to see how to go about it and how much it will be.

Nina Chapple advised the Roundhouse is not protected from demolition either under the Ontario Heritage Act or under the Heritage Railway Station Protection Act.

Alderman McCulloch stated that Alderman Dave Wilson had indicated that Hamilton was out of the running for the labour museum. Ed Thomas said he will speak to Alderman Wilson and ask him about this site.

The following points were raised:

Heritage Hamilton Foundation is a source of funding to carry the liability or could share the cost to offset.

CP Roundhouse is a 16 acre property and could be prime residential property, therefore, the City should own it. Cumberland and Gage Avenue could be a potential location for a labour museum.

Alderman McCulloch or Alderman Kiss will ask the Real Estate Department for an assessment of the Roundhouse, as well as an assessment of the 16 acres in total.

It was suggested that the Committee find out from David Crombie how the City of Toronto saved their roundhouse. David Cuming suggested there was a heritage component involved with saving Toronto's roundhouse.

It was also suggested that the Committee find out what CP Rail's plans are for this property. CP should be asked to delay demolition till CP knows what it will actually do with the land, rather than demolish the building and have the land sit vacant.

The Mayor will be asked to send another letter giving the City's plan of action in an effort to buy some time.

After much discussion, the Committee agreed on the following plan of action:

- (a) Alderman McCulloch will approach the Treasurer with regard to the cost of liability insurance.**
- (b) The Mayor will be requested to send two letters to CP Rail; to indicate how much the insurance will cost, and who is to pay for the insurance. David Cuming will draft the letters.**
- (c) Ed Thomas will speak to Alderman Wilson with regard to the Roundhouse being the site of the labour museum.**
- (d) Ed Thomas will speak to Paul Thurston, Public Relations-CP Rail, to explain that an Action Committee has been struck to save the Roundhouse and that the labour museum is not a dead issue. Ed Thomas will ask Paul Thurston to notify Mark Cairns of CP Rail of this emergency meeting.**
- (e) David Cuming will investigate Toronto's roundhouse.**
- (f) Nancy Yarmel will find out what other organizations might be interested in using the Roundhouse, and she will also ask Ed Shaker on the status of the museum and the possibility of sharing a site. Nancy will also get a copy of a study done in St. Catharines (Tom Smart, Philips Consulting).**
- (g) Bill Janssen will inquire with the Ministry of Environment to see if the site is hazardous.**

Diane Dent suggested that the following should also be contacted: Stan Keyes (MP), Ed Shaker, Herman Turkstra, Shirley Martin (MP), Paul Kidd (CBC reporter), and a Spectator reporter.

There being no further business, the meeting then adjourned.

Taken as read and approved

Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee

Betty Carter, Secretary

THE HISTORY OF THE CITY OF NEW YORK

The history of the city of New York is a story of growth and change. From a small Dutch settlement to a major international metropolis, the city has evolved through centuries of exploration, trade, and conflict. The Dutch, English, and French all played significant roles in shaping the city's early development. The American Revolution brought a new era of independence, and the city emerged as a leading center of commerce and industry. The 19th century saw rapid urbanization and the rise of the city as a global hub. The 20th century brought challenges such as the Great Depression and World War II, but also a period of economic resurgence and cultural diversity. Today, New York City stands as a testament to human resilience and innovation, a city that continues to shape the world.

1(b)
Monday, 1992 January 13
12:00 o'clock noon
Room 219, City Hall

The Local Architectural Conservation Advisory Committee met.

There were present:

D. Dent, Chairperson
R. Wheeler, Vice-Chairperson
Alderman W. McCulloch
Alderman F. D'Amico
R. Brough
B. Henley
J. Mokrycke
R. Rankin
J. Rigby

Regrets:

G. Simmons

Also present:

D. Rodgers, The Evelyn Group
B. Morton, The Evelyn Group
N. Chapple, Planning Department
A. Gillespie, Planning Department
J. Dubbeld, Planning Department
V. Matus, Planning Department
L. Whitehouse, Planning Department
J. Gamble, Building Department
S. Glover, Acting Secretary

1. ADOPTION OF THE MINUTES

The minutes of the meeting held 1991 November 1 were adopted as circulated.

2. BUSINESS ARISING FROM THE MINUTES

(a) Tivoli Theatre

Brian Morton and Doug Rodgers of the Evelyn Group attended and advised the Committee of their involvement with the Tivoli Theatre and of a proposed Action Plan which they hoped would allow the theatre to become self-supporting. They said they also hoped to hire someone to man the theatre full-time, and that this would be a low budget plan, and that they would like to get the community involved.

Mr. Rodgers said that they had applied to the City for a Line of Credit and they hoped that LACAC could work with Mr. Sniderman with regard to the restoration of the front and facade of the theatre. He said they would like to work with the Tivoli Action Committee.

Mr. Morton asked the Committee for their support when appearing before the Finance and Administration Committee with regard to their application for a Line of Credit and the Chairperson asked Mr. Wheeler to be present at that time. It was also agreed that the Tivoli Action Committee would meet following the Finance and Administration Committee meeting.

The Chairperson thanked Mr. Morton and Mr. Rodgers for attending and at that point they left the meeting.

**Local Architectural Conservation
Advisory Committee**

1991 January 13

(b) 25 Tecumseh Street

Rob Brough advised the Committee that the Research Committee would report on this matter at the next meeting. The Committee was advised that the money for the purchase of the building had come from the Heritage Acquisition Reserve Account which had been used as a revolving fund and concern was expressed that this money be replaced in the fund.

The Chairperson suggested that an explanation be given on the Heritage Acquisition Fund at the February meeting for the benefit of new members.

3. DEMOLITIONS

(a) 74 Charlton Avenue East

The Committee was in receipt of a report from the Director of the Local Planning Branch dated 1992 January 6 with regard to 74 Charlton Avenue East.

Discussion ensued on the recent demolition of the 74 Charlton Avenue East and concern was expressed that buildings not be left exposed to the elements. It was suggested that the Building Department, under the Property Standards By-law, could require that owners of vacant buildings to stabilize and protect such buildings from vandals. The Chairperson suggested that the Building Department provide a list for the next meeting of vacant designated buildings and the Committee approved the following recommendation:

That LACAC support the following City recommendation which was approved by the Planning and Development Committee at its meeting on 1992 January 7:

1. That the Building and Law Departments be authorized to pursue all avenues of enforcement with respect to the unauthorized demolition of 74 Charlton Avenue East by its owners, St. Elizabeth Home Society (Hamilton, Ontario) or St. Elizabeth Housing Corporation, or principals or Directors.
2. That all enforcement procedures be co-ordinated with any action taken by the Niagara Escarpment Commission or the Ministry of the Environment.

The Committee further agreed that the Building Department be asked to advise the Committee whether the demolition contractor can be held responsible for ascertaining whether a developer has a permit, and obtaining such permits himself in the event the developer has not.

b) CP Roundhouse

The Chairperson thanked everyone who was involved in the Action Committee and said that even payment of the insurance premiums would not have been sufficient to save the property.

Nina Chapple advised the Committee of a communication received from the Director General of the National Historic Sites Directorate advising that the Roundhouse was professionally documented through Heritage Recording. Reference was made here to 1(g) in the Information Items respecting Canada's position in support of the protection of Dubrovnik. The above Director General of the National Historic Sites Directorate (Parks Canada) is also the Chairman of UNESCO'S World Heritage Towns Committee. Dubrovnik is a designated World Heritage Town.

Local Architectural Conservation
Advisory Committee

1991 January 13

4. SPECIAL PROJECTS

a) Burlington Canal Lighthouse and Lightkeeper's Dwelling

The Committee was in receipt of a report from the Director of Local Planning Branch dated 1992 January 6 with regard to the Burlington Canal Lighthouse and Lightkeeper's Dwelling and made the following recommendation:

That an Action Sub-Committee be established to investigate possible uses for the Lighthouse and Lightkeeper's Dwelling and that interested agencies be contacted to send representatives to sit on this Sub-Committee.

b) Designated Property Plaques - Installation

The Chairperson advised the Committee of the Plaquing Sub-Committee being a joint Committee of the Historical Board and LACAC. Ten plaques had been awarded by Mayor Morrow to designated properties on Heritage Day 1991 of which the first plaque had been installed at 433 Bay Street North on 1991 December 9 as a test case.

After discussion the Committee agreed as follows:

- a) That LACAC recommend to the Plaquing Sub-Committee that once the plaques have been installed, a formal announcement be made, in the form of a Press Release or Public Information Kit, or private or public celebration and/or presented at City Council; and
- b) That LACAC request that the Hamilton Historical Board consider passing a similar motion.

c) Lasalle Park Pavilion

The Committee was in receipt of a report from the Director of Local Planning Branch dated 1992 January 6 with regard to Lasalle Park Pavilion, City of Burlington.

The Committee directed that Nina Chapple make it clear in her response that while LACAC supports the proposal, the financial responsibility rests with the City of Burlington. The Committee then adopted the following recommendations:

- a) That the Hamilton LACAC support -
 - (i) the proposal to undertake the necessary structural repairs to Lasalle Park Pavilion
 - (ii) the restoration of the upper floor, when funding becomes available.
- b) That application for provincial as well as municipal heritage funding be encouraged.

d) Bank of Montreal

The Committee was in receipt of a report from the Chairman of the Research Sub-Committee dated 1992 January 10 with regard to the development of a Senior Citizens residential complex on vacant lottage adjacent to the Bank of Montreal and made the following recommendation:

**Local Architectural Conservation
Advisory Committee**

1991 January 13

That the City continue the original Agreement of Sale for the Bank of Montreal as it pertains to the following condition:

In the event that the adjacent parking lot is not developed by a specified date, that the City would have the option to buy back the Bank building at the original sale price of \$1 million.

4. RECEPTION AND CANDLELIGHT TOUR AT DUNDURN CASTLE

The Chairperson thanked Betty Carter, Nina Chapple, Joy Dubbeld and Anne Gillespie who were involved in the preparation and attendance at the reception and candlelight tour at Dundurn Castle on Friday, 1991 December 13.

5. SUB-COMMITTEE REPORTS

a) Research Sub-Committee

The Committee was in receipt of the minutes of the LACAC Research Sub-Committee meeting held Wednesday, 1991 November 13. Rob Brough referred to the property at 463-475 King Street East and said the Committee had met with the owner of the property with regard to his proposed plans for the building. The Committee was pleasantly surprised to learn their recommendations had been accepted. The Committee agreed as follows:

That the minutes of the LACAC Research Sub-Committee meeting held Wednesday, 1991 November 13 be adopted as circulated.

6. ADJOURNMENT

There being no further business, the meeting then adjourned.

Taken as read and approved

**Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee**

Stella Glover, Acting Secretary

RECEIVED
PLANNING & DEVELOPMENT
JAN 30 1992
2(a)

BUILDING DEPARTMENT

MEMORANDUM

REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH

TO: Betty Carter, Secretary
Local Architectural Conservation
Advisory Committee
City Clerk's Department

YOUR FILE:

FROM: Len King, P.Eng.
Building Commissioner

OUR FILE:
PHONE:

546-4653

SUBJECT: 74 Charlton Avenue East

DATE: 1992 January 27

This Department thanks you for your memorandum dated 1992 January 22.

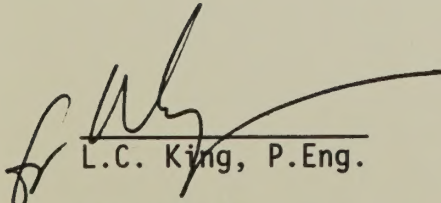
With respect to the demolition which took place at the above-noted property, please be advised that the Building Code Act, under 6(5) states as follows:-

6(5) No person shall construct or cause to be constructed a building in a municipality except in accordance with the plans, specifications, documents and any other information on the basis of which a permit was issued or any changes thereto authorized by the chief official.

Note that the legislation does not differentiate between owner, developer, or contractor with respect to a violation of the Building Code Act.

With respect to designated properties in the City of Hamilton, this Department has no information which would identify those properties which are presently vacant.

We trust this information aids you in your endeavours.



L.C. King, P.Eng.

PCL/LCK/dm

RECEIVED
JAN 20 1962

REGIONAL SECURITY
ADMINISTRATION

MEMORANDUM FOR THE DIRECTOR

SUBJECT: [Illegible]

TO: [Illegible]

FROM: [Illegible]

DATE: [Illegible]

RE: [Illegible]

1. [Illegible]

2. [Illegible]

3. [Illegible]

4. [Illegible]

5. [Illegible]

6. [Illegible]

7. [Illegible]

[Handwritten signature]
[Illegible text]

2(b)

CITY OF HAMILTON

- INFORMATION -

DATE: 1992 February 21

REPORT TO: Betty Carter
LACAC Secretary

FROM: V. J. Abraham, M.C.I.P.
Director of Local Planning

SUBJECT: Request for information on vacant buildings

BACKGROUND:

In response to LACAC's request for information on vacant buildings, Heritage Planning staff advises that the attached designated buildings are presently vacant or may soon become vacant.

Designated Buildings--vacant
February 21, 1992

1. Tivoli Theatre (Designated)
Theatre is in use at present (2/92) but may become vacant as of 3/92 unless owner makes arrangements for tenants; application by Evelyn Group for a \$ 100,000. loan guarantee was denied at F. & A. on Feb. 20, 1992.
2. Bank of Montreal (Designated; Heritage Easement)
Royal Bank has 3-year lease (1991-93?) to use as interim location during construction of a new banking tower--currently only basement is in use; banking hall is unoccupied at this point so that building appears vacant.
3. Victoria Hall, 68 King St. East (Designated)
Former Foster Building (including # 66 King St. East)--vacant for approximately 6-8 years, some deterioration has occurred; located directly west of the Post Office facing on to Gore Park.
4. Westinghouse Headquarters, 286 Sanford Ave. No., (Designated)
Proposal for conversion of housing denied by O.M.B.; currently vacant(?) other uses are being explored.
5. St. Paul's Ecumenical Church (St. Andrew's) (Designated)
Mortgage foreclosed--owner(Mr. Fenwick) looking for alternative use, possibly housing. Hamilton Housing may consider conversion, but technical audit is required first.
6. Strathcona Fire Station (de-designated)
Windows broken--open to vandalism. Owners(Greek community) considering move to a new location.
7. West Ave. School (Designated)
Currently vacant, but expected to be occupied by August 1992 as the new Self-Help Centre under the direction of the Social Planning and Research Council.
8. St. Mary's Roman Catholic Rectory (Listed)
Vacated recently but present status unknown.
9. T.H.& B. Station (Listed, Federal Designation)
Vacant but expected to be re-cycled as the new GO-Service Station; occupancy has been estimated for late 1993 to 1994; restoration and conversion will proceed after ownership transferred from C.P. Rail and the Environmental Assessment completed.

10. Main Post Office, John St. (Listed, Designation requested)
Currently vacant but expected to be renovated into the Provincial Courts Building. Announcement re: when the project will proceed is expected soon.
11. Hamilton Beach Lighthouse and Lightkeeper's home (Listed, Federal "Classified")
Federal Government (Public Works) is in the process of making the buildings available; city has indicated interest; letter from Public Works (Stephen Morse, Nov. 27, 1991) is asking for proposals of use (through lease or licence, rather than purchase) LACAC will appoint members to its Lighthouse Action Committee at Feb. 28, 1992 meeting.
12. CN Station, James North (Listed, Federal Designation)
Building occupied by GO-Service until late 1993-94 when move to T.H.& B. Station is anticipated. Building will become vacant as of this date because VIA Rail is expected to move to Aldershot Station in Spring 1992.
13. St. Mark's Anglican Church (Listed)
Currently vacant and slated for partial demolition. Housing project has been approved by the O.M.B. for this site which includes the retention of a portion of the original church; allocation has not yet been awarded by Province.
14. Lister Block (Listed on LACAC Landmarks List)
Lister Block has been vacant for a number of years; in the past owners have been approached re: designation but none has supported it. Future uncertain.
15. Custom House (Designated; Heritage Easement)
The Custom House is not at the moment vacant but the building is under power of sale and the building may become vacant in the near future.

CITY OF HAMILTON**- RECOMMENDATION -**

DATE: 20 February 1992

REPORT TO: Betty Carter
LACAC Secretary

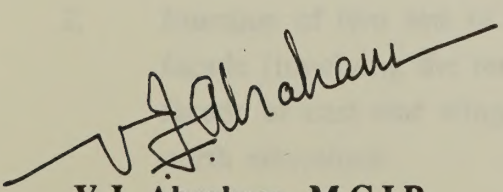
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

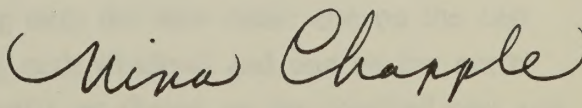
SUBJECT: LACAC and Sub-committee Appointments

RECOMMENDATION:

That appointments be made to fill the following positions:

1. LACAC Chairman
2. LACAC Vice-chairman
3. Research Sub-committee Chairman
4. Education Sub-committee Chairman*
5. Tivoli Action Committee Chairman
6. Lighthouse Action Committee Chairman*
7. Ontario Heritage Act Review Sub-committee Chairman*
8. Joint Plaquing Sub-committee representatives
9. Hamilton Historical Board representative
10. CAPIC representative
11. Urban Design Committee representative


V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. LACAC members have now been formally appointed to serve on the Committee for a three-year term; appointments therefore need to be made to fill the above positions.
2. In the last term of LACAC (1989-91), these positions were held by the following members: Chairman-Diane Dent; Vice-chairman-Reg Wheeler; Research Sub-committee chairman-Rob Brough; Tivoli Action Committee chairman-Reg Wheeler; Joint Plaquing Sub-committee representatives-Diane Dent and Brian Henley; Hamilton Historical Board representative-Brian Henley; and Urban Design Committee representative-Rob Brough.
3. For information, the current membership of the Research Sub-committee consists of six volunteers (listed below) and Heritage Planning staff:
Rob Brough, Chairman
Tony Butler
Jane Rigby
John Mokrycke
Jeff Sokol (new member)
Iwona Tanska-Stepien (new member)

* denotes committees which need additional members

4.

L A C A C

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 1992 February 20

REPORT TO: Betty Carter,
LACAC Secretary

FROM: Jane Rigby, Vice-Chairman
Research Sub-committee

SUBJECT: Alterations to Designated House at 105 Aberdeen Avenue

RECOMMENDATION:

That approval be given to the following alterations to the designated facades of 105 Aberdeen Avenue:

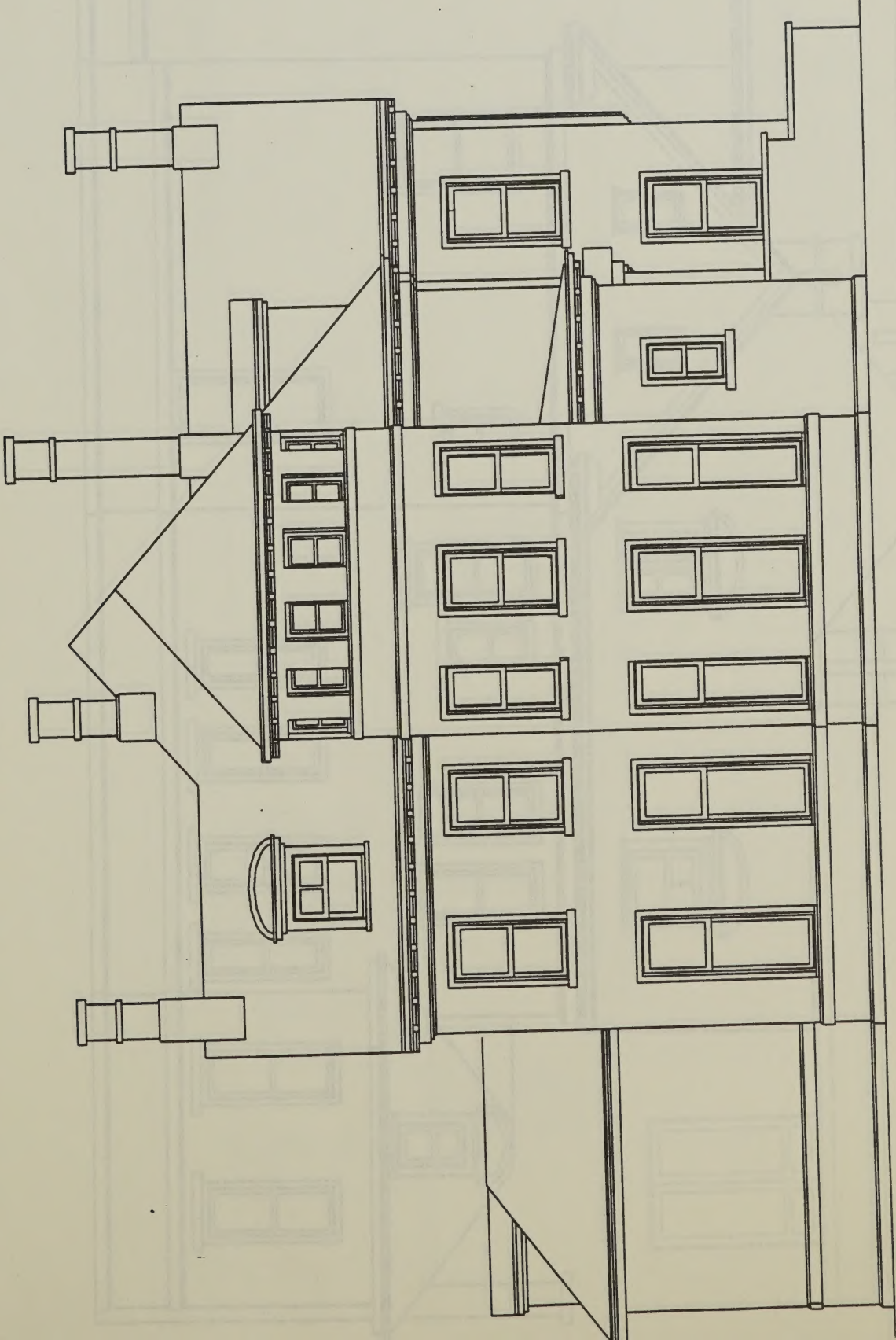
1. Addition of deck and stairway to the east facade, extending from north facade of east rear wing (family room) to front (north) facade; constructed of wood with iron railing; design shown on attached drawing of east elevation.
2. Insertion of two sets of French doors opening onto the new deck: one on the east facade (involving the removal of one existing sash window) and one on the north facade of east rear wing (presently a blank wall), as shown on the attached east and north elevations.

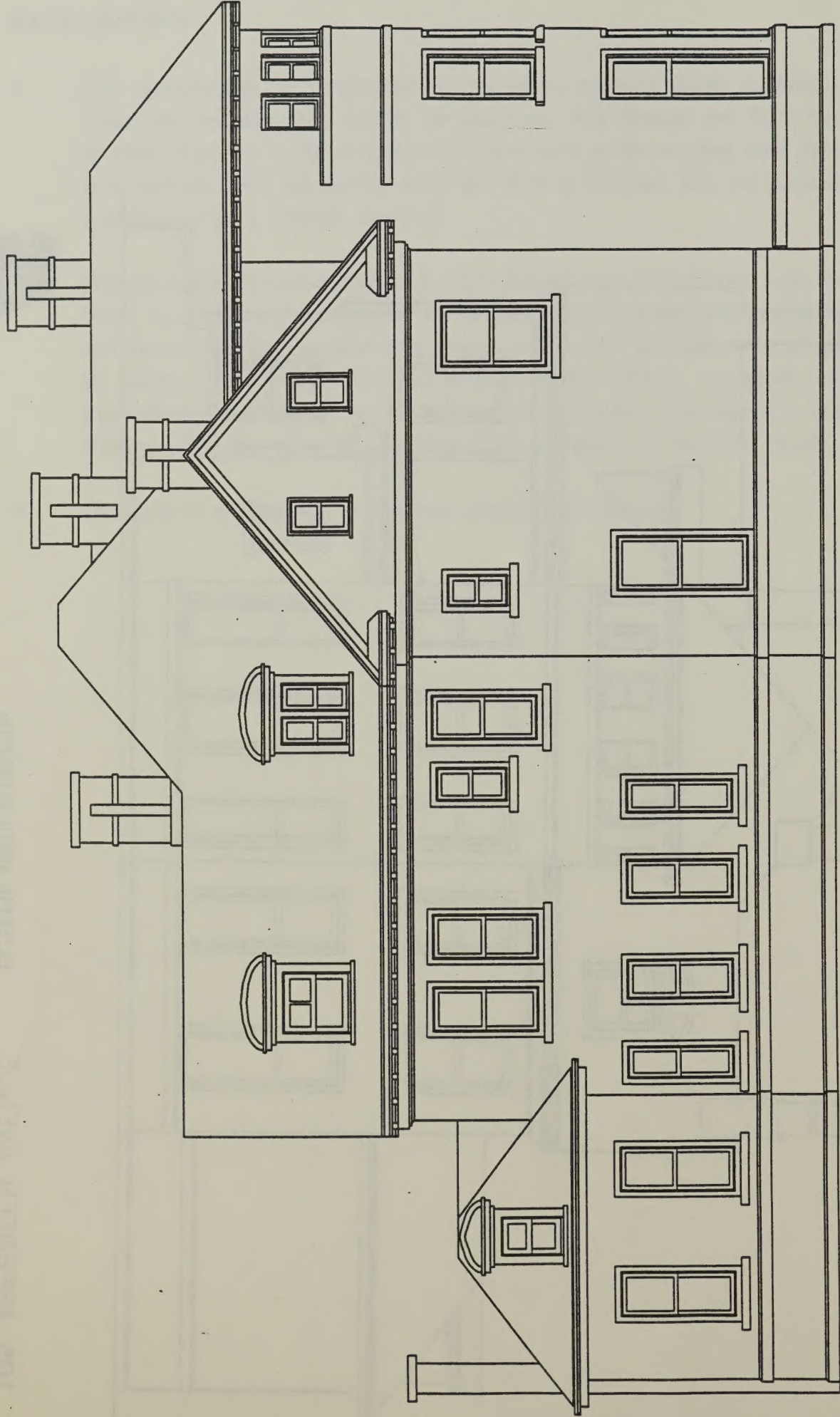
BACKGROUND:

1. This proposal has been submitted for review by Anthony Butler Architect and Associates and was presented by the architects, Rob Brough and Tony Butler, to other members of the Research Sub-committee at the meeting held February 12. In accordance with the provisions of the Ontario Heritage Act, the proposed alterations require Council approval.
2. Following the presentation made by Rob Brough and Tony Butler, who then left the room, the remaining members of the Research Sub-committee discussed the proposal and agreed that the proposed new doorways and deck addition were sympathetic to the design of the original Victorian mansion (built 1893-4). Committee members were pleased to hear that the current owners have expressed interest in restoring the original verandah, which once extended the full width of the main facade.
3. Photographs and full set of drawings available at meeting.

105 ABERDEEN AVENUE

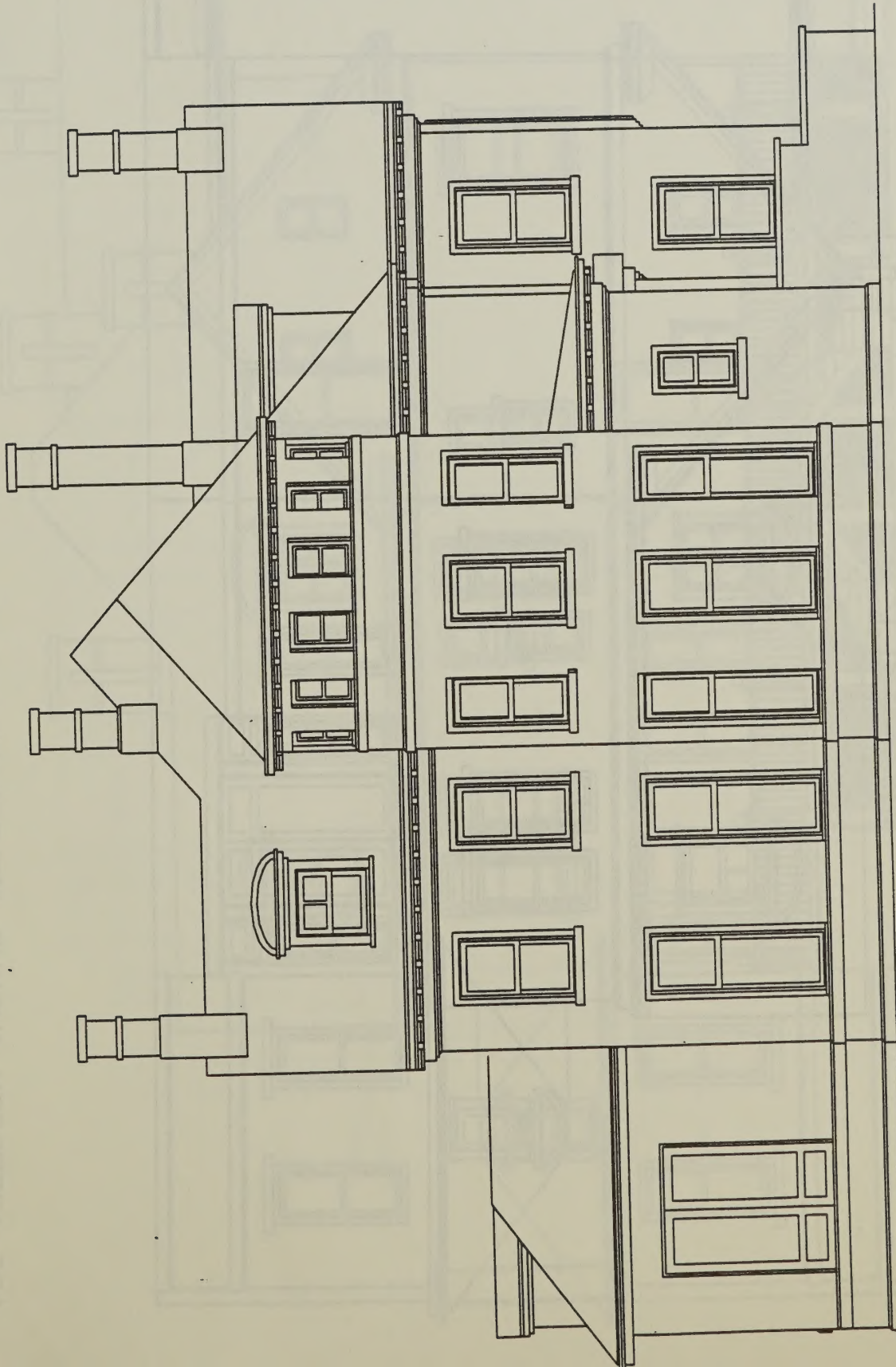
EXISTING NORTH ELEVATION
(front facade facing Markland Street)





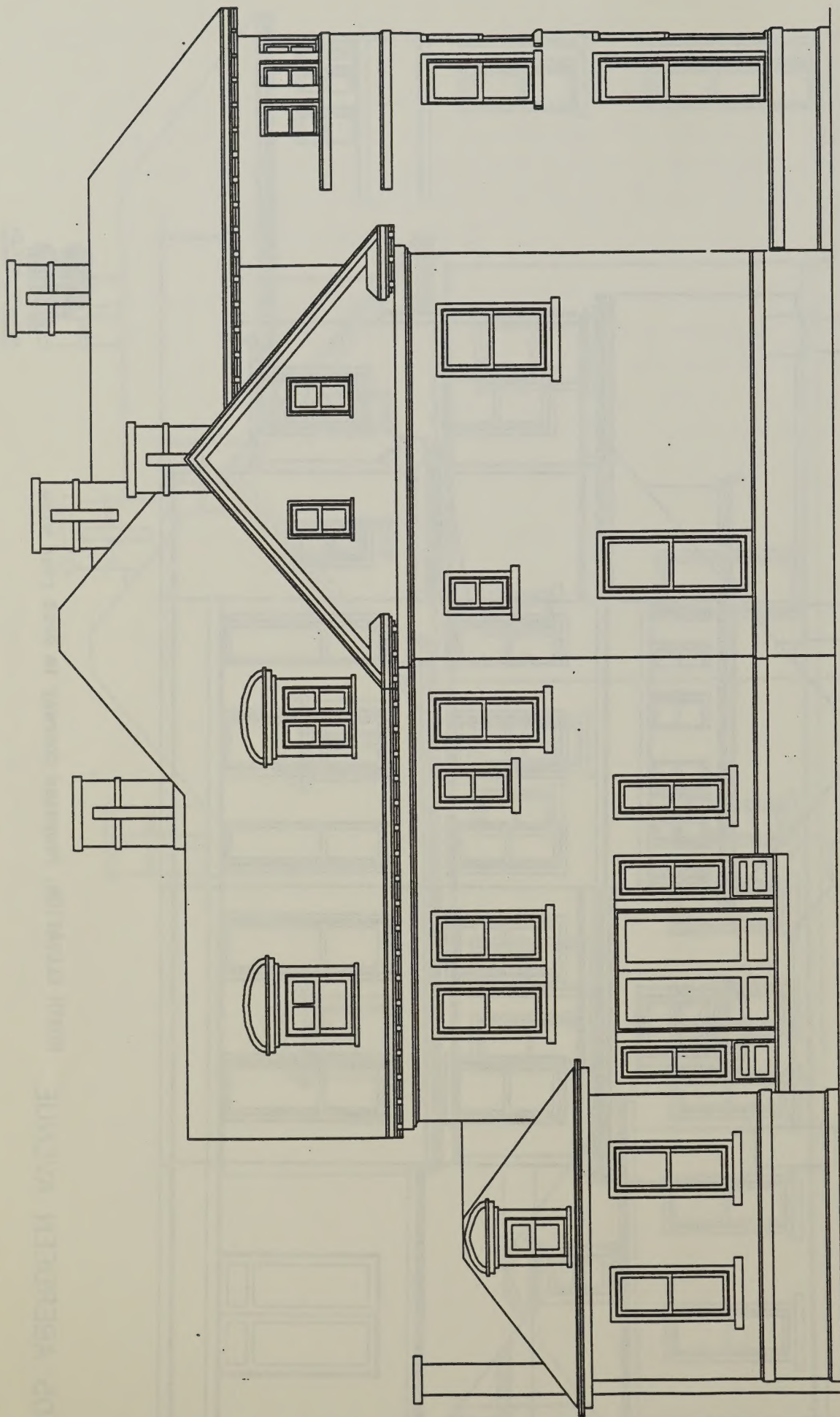
105 ABERDEEN AVENUE
EXISTING EAST ELEVATION

EAST ELEVATION

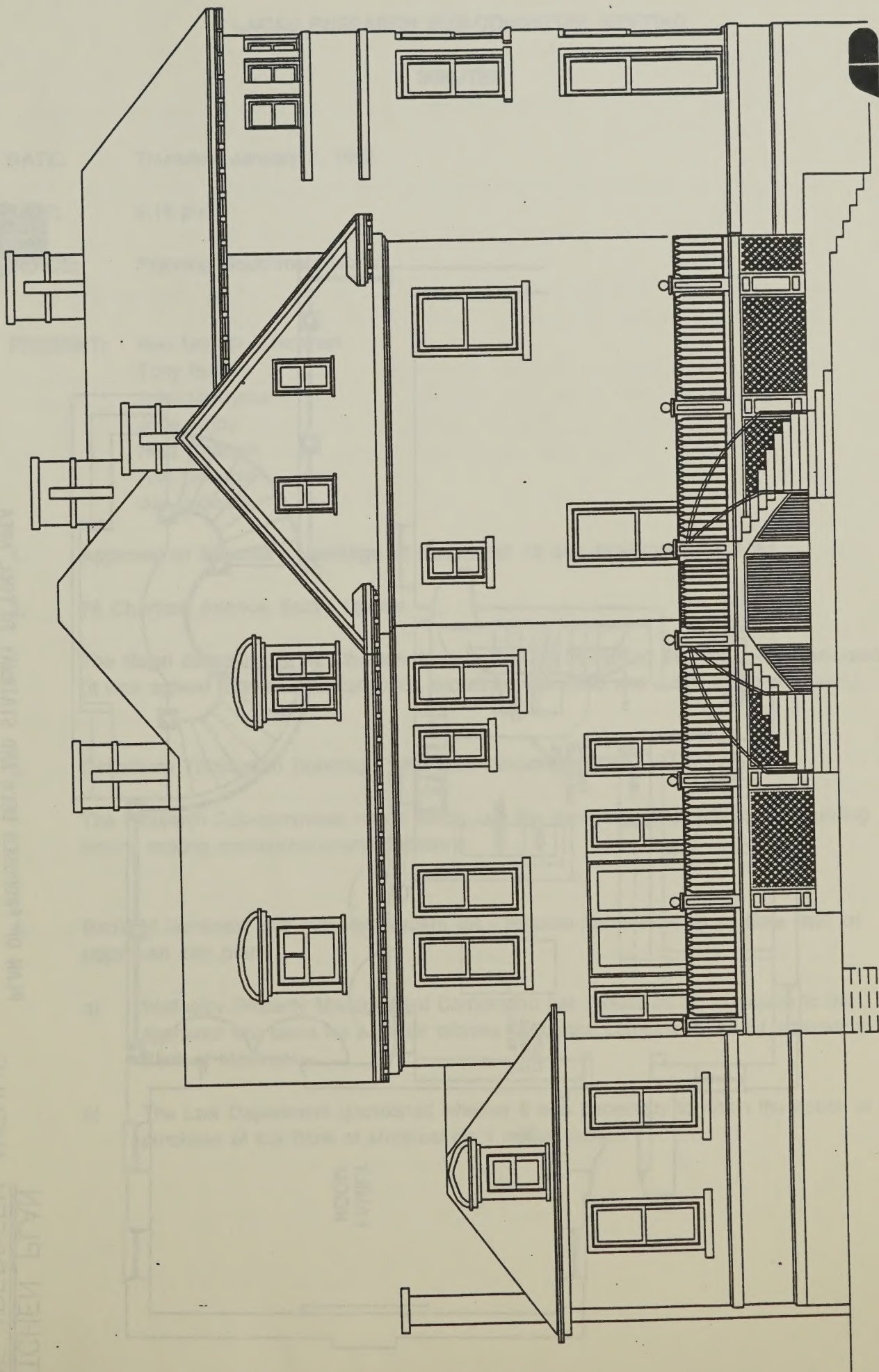


NORTH ELEVATION: Proposed doorway in east rear wing

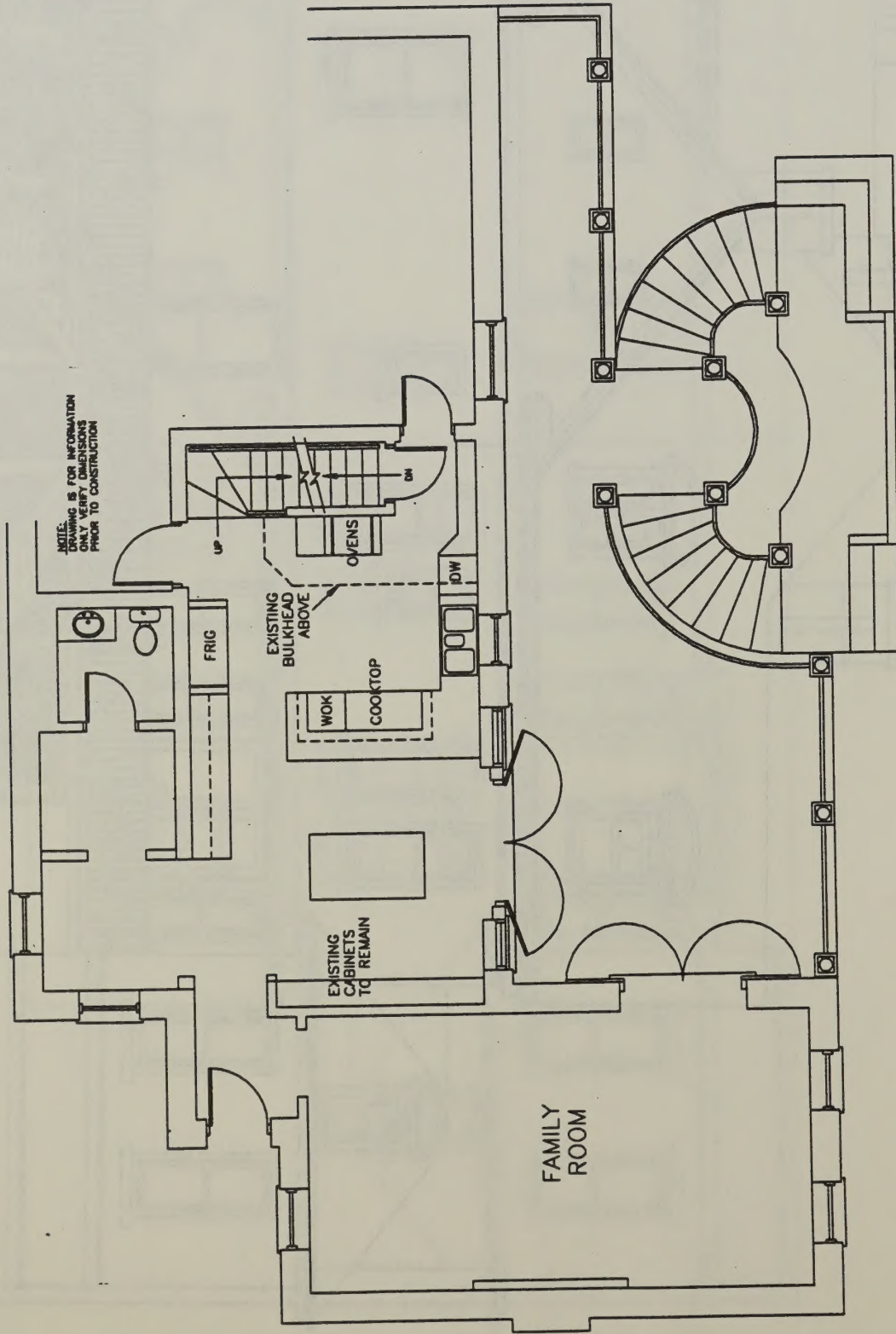
105 ABERDEEN AVENUE



105 ABERDEEN AVENUE EAST ELEVATION: Proposed doorway onto new deck (following elevation)



105 ABERDEEN AVENUE EAST ELEVATION
 PLAN OF PROPOSED DECK AND STAIRWAY TO POOL AREA



PLAN OF PROPOSED DECK AND STAIRWAY TO POOL AREA

KITCHEN PLAN
105 ABERDEEN AVENUE
SCALE 1/8" = 1'-0"

5(a)

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

DATE: Thursday, January 9, 1992

TIME: 5:15 p.m.

PLACE: Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler
John Mokrycke
Jane Rigby
Nina Chapple
Ann Gillespie
Joy Dubbeld

1. **Approval of Minutes - Meetings of November 13 and November 20, 1991.**

2. **74 Charlton Avenue East - update**

The illegal demolition of 74 Charlton Avenue East on December 26, 1991 was discussed.
(It was agreed that the misinformation should be corrected and a fact sheet prepared.)

3. **Gartshore Thompson Building - site visit November 22/91**

The Research Sub-committee would like to see the elevations proposed for the building before making comments/recommendations.

4. **Bank of Montreal and adjacent vacant lot - request for extension of time limit of approved site plans**

- a) Wellesley Property Management Corporation has requested an extension to the approved site plans for a senior citizens residential complex in the lot adjacent to the Bank of Montreal.
- b) The Law Department questioned whether it was necessary to retain the option of first purchase of the Bank of Montreal for 1 million dollars.

The Research Sub-committee

- a) has no objection to extension of approval of the site plans, in view of the current economic climate;
- b) finds that the City should retain the option of first purchase of the Bank for 1 million dollars.

5. Council approval of acquisition of 25 Tecumseh Street, financed from Reserve for Acquisition of Historic Property to a total amount of \$150,000.

At the LACAC meeting of 1 Nov 91 it was pointed out that the Acquisition Reserve is meant to be a revolving fund. At this point there are no guidelines in place for the use of this fund. These guidelines, as well as the methods of replenishment of the Reserve, require development and investigation. The Hamilton Historical Board may wish to be part of these enquiries.

6. Lime Kilns

The letter (11/26/91) from Colwyn Beynon (Historical Columnist, Brabant News) to Alderman Ross which advocates the conservation of the Marshall Lime Kilns was noted. The lime kiln is located on the right-of-way of the East-West Mountain Expressway.

To clear the conditions of the Ministry of Culture and Communications, the excavation and detailed assessment of the kiln complex was recently undertaken by Chris Andreae of Archaeological Services Limited. Several Research Sub-committee members visited the site and observed the careful backfilling which will facilitate future excavation.

According to Pam Hubbard, environmental planner of the Freeway Project Office, the report will be completed and made public in several months.

The Research Sub-committee maintained (see minutes of 9/12/90 and 10/3/90) that the lime kilns should be preserved in their original location. As they are located in the centre of a network of roads, access would have to be provided. An underpass or a bicycle path leading to the site are possible solutions.

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

DATE: February 12, 1992

TIME: 5:15 - 7:30 p.m.

PLACE: 20 Chilton Place; convene to Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler
John Mokrycke
Jane Rigby
Jeff Sokol
Nina Chapple
Ann Gillespie
Joy Dubbeld

1. Site visit, 20 Chilton Place (listed, part of proposed Durand-Markland Heritage Conservation District):

The owner of 20 Chilton Place, aware that her home was part of a proposed Heritage Conservation District, approached Heritage Planning Staff since she plans to demolish and replace the existing building. She agreed to a site visit by members of the Research Sub-committee.

The building, initially thought to be a frame cottage built in 1876, appeared at the site visit to have been significantly altered or rebuilt, and is now covered in insulbrick. The Research Sub-committee concluded that no traces remain of original architectural features which might have made the building worthy of preservation, and a letter should be sent to the owner to this effect. The willingness of the Sub-committee to advise the owner on the design of the new home should also be expressed. The primary concern of LACAC is that the character of the proposed Heritage Conservation District be conserved.

2. Welcome to Jeff Sokol, new member, Research Sub-committee

3. 105 Aberdeen (designated): presentation of proposed alterations

Rob Brough and Tony Butler presented their firm's proposed alterations to 105 Aberdeen Avenue to other members of the Research Sub-committee. In accordance with the provisions of the Ontario Heritage Act, the proposed alterations require council approval. The Research Sub-committee formulated its recommendation after the presenters left the room.

Proposal:

1. Addition of deck and stairway to the east facade, extending from north facade of the east rear wing (family room) to front (north) facade; to be constructed of wood with iron railing.
2. Insertion of two sets of French doors opening onto the new deck: one on east facade (which involves removal of one sash window) and one on north facade of east rear wing.

Comments:

It was agreed that the proposed new doorways and deck addition were sympathetic to the design of the original Victorian house (built 1893-4). Committee members did, however, have some comments on the deck design: that it should be compatible with the original verandah extending the full width of the front facade, which was removed, but may be restored in the future. Given the possibility that the original verandah could be restored, it was also suggested that the deck foundation be designed to resemble more closely the original verandah consisting of wide horizontal and vertical boards framing the cross-latticework (which has a more solid, heavier appearance than the proposed deck foundation).

Recommendation:

That the proposed alterations to the designated facades of 105 Aberdeen Avenue (items 1. and 2. above) be approved, pending LACAC approval.

URBAN/MUNICIPAL
CA4 ON HBL 637
A35 1992



J.J. SCHATZ
CITY CLERK

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

TEL: 546-2700
FAX: 546-2095

1992 March 12

URBAN MUNICIPAL
MAR 17 1992
GOV. DOCUMENTS

NOTICE OF MEETING

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

Friday, 1992 March 20
12:00 o'clock noon
Room 219, City Hall

Charlene J. Coutts, Secretary
L.A.C.A.C.

AGENDA

CITY CLERK

1. Oath of Appointed Office.

ADOPTION OF MINUTES

2. Minutes of the meeting held 1992 February 28.

BUSINESS ARISING

3. Lighthouse Action Committee - Appointment of Chairperson.

DIRECTOR OF LOCAL PLANNING

4. 455 Bay Street North (designated) - Heritage Funding.
5. Canadian Forces Reserve Barracks - F.H.B.R.O. Evaluation.
6. 1992 Provincial L.A.C.A.C. Conference - L.A.C.A.C. Representatives to Attend.

RESEARCH SUB-COMMITTEE

7. 95 King Street East (listed) - Proposed New Signs.

SUB-COMMITTEE REPORTS

8. (a) Research Sub-Committee - Minutes of the meeting held 1992 February 19.
(b) Joint Plaquing Sub-Committee - Minutes of the meeting held 1992 January 20.
(c) Education Sub-Committee. (no copy)

9. **OTHER BUSINESS**

10. **ADJOURNMENT**

CORPORATION OF THE CITY OF HAMILTO

MEMORANDUM

1

TO: Charlene Coutts, Secretary
Local Architectural Conservation
Authority Committee

FROM: J. J. Schatz
City Clerk
City Clerk's Department

PHONE: 546-2727

SUBJECT: Oath of Appointed Office

DATE: 1992 March 9

Subjoined for your information and appropriate action is Item 22 of the Nineteenth Report of the Finance and Administration Committee for 1991, that was adopted by City Council at its meeting held 1991 October 29:

22. (a) That citizens appointed by Council to Boards, Commissions and Committees be required to take an Oath of Appointed Office, similar to that taken by members of City Council as attached in Appendix "B";
- (b) That the Special Purpose Bodies to which Council makes appointments, but which are governed by legislation other than the Municipal Act (eg. the Public Library Board) be requested to administer the same Oath of Appointed Office, (Mutatis mutandis) referencing the appropriate Board or Commission in lieu of the Municipality as attached in Appendix "B";
- (c) That the City Clerk include notice of the Conflict of Interest rules that will apply, in the advertisements for citizens interested in appointments by Council to Boards, Commissions and Committees; and make available copies of the Municipal Conflict of Interest rules for interested parties. Further that the City Solicitor provide a briefing of the Conflict of Interest rules and their practical application to all successful applicants prior to assuming their appointed responsibilities.

Attached is a copy of the Oath of Appointed Office that must be administered by either the Committee Chairperson or the Committee Secretary to the newly appointed members at the Inaugural Meeting of the Local Architectural Conservation Authority Committee.

Also attached is a copy of a memorandum dated 1992 March 3, from the City Solicitor respecting Conflict of Interest Guidelines that should be circulated to all members of your Committee.

Should you have any questions respecting the procedure to be carried out in administering the Oath of Office, please contact Charlene Coutts, Legislative Assistant at 546-3994.

/Attachments

**c.c.- Susan K. Reeder, Secretary
Finance and Administration Committee**

**- John D. Thompson, Manager
Legislative Division**

**- Patrice Noé Johnson
City Solicitor**

October 29th, 1991

Appendix "B" as referred to in
Section 22 of the NINETEENTH Report
of the Finance & Administration
Committee for 1991.

The Oath of Appointed Office, pursuant to the Municipal Act is as follows:

I,..... do solemnly promise and declare that I will truly, faithfully and impartially, to the best of my knowledge and ability, execute the office of (insert name of office, eg. Member of Council committee), to which I have been appointed in this municipality, that I have not received and will not receive any payment or reward, or promise thereof, for the exercise of any partiality or malversation or other undue execution of such office, and that I have not by myself or partner, either directly or indirectly, any interest in any contract with or on behalf of the corporation (or the specific Board) except that arising out of my office as (insert name of office).

CORPORATION OF THE CITY OF HAMILTON

MEMORANDUM

TO: Member
Board/Committee
City of Hamilton

FROM: P. Noé Johnson
City Solicitor
Law Department

PHONE: 546-4520

SUBJECT: Conflict of Interest Guidelines

DATE: 1992 March 3

WELCOME TO PUBLIC SERVICE! By accepting the appointment to serve your community as a Citizen member in the City of Hamilton's Board/Committee structure, you will be subject to **ethical guidelines** that apply to Municipal Public service.

Those in public service must engender the public's confidence in exercising their authority in the best interests of that public, untouched by the perception of personal gain. The integrity of the member is not in question; each member, however, must ensure that their personal interests may not influence (or be perceived to influence) their public decisions.

To encourage citizens to participate in the democratic process and guide them through the issue of potential economic conflict between personal and public interest, the Province of Ontario has enacted rules set down in Statute (the Municipal Conflict of Interest Act); these rules have been interpreted by a growing volume of case law. This Statute is currently the subject of a report by the *Municipal Conflict of Interest Consultation Committee* to the Minister of Municipal Affairs (July 1991). This Committee has recommended a statement of purpose to clarify the intent of the legislation:

- ♦ to preserve the integrity of the local government decision-making process;
- ⊕ to ensure that members' personal pecuniary interests do not affect their public duties;
- ♥ to ensure that members do not use their public office to further their personal pecuniary interests;
- ♣ to provide a procedure for disclosure of pecuniary interest and for withdrawal from the decision-making process where the personal pecuniary interest of a member may conflict with the public interest (where exceptions do not apply).

The following are **guidelines** offered to assist you in recognizing a potential for conflict and avoiding a conflict between your personal interests and the position of public trust as a Committee/Board member.

1. Recognize the potential for a personal financial interest in an item to be or under discussion by your Committee/Board. *This is easier said than done.*

The interest may exist through employment, business or as a controlling shareholder in public corporation or simply as a shareholder or director of a private corporation. A member may also have an interest through a parent, spouse or child.

2. In the event of a potential conflict, do any of the following exemptions apply?

same interest as community eg. ratepayers
remote or insignificant, not likely to influence the person

3. Once the member has determined (*and its YOUR call*) that a potential conflict of personal/public interest does exist, the following procedure is recommended:

Prior to consideration of the matter, disclose the general nature of the interest - Do Not discuss the matter with any committee/board member unless and until disclosure of interest and withdrawal from decision process.

Take no part in consideration of the matter or vote on any question

Do not attempt to influence the voting on any question on the matter;

If the Committee/Board is in private, In-Camera Session, leave the meeting;

If absent from the meeting at which matter is discussed, make your disclosure at the next session.

NOTE: BY DISCLOSING THE INTEREST AND WITHDRAWING FROM THE DECISION-MAKING PROCESS, THE MEMBER HAS REVERTED TO A MEMBER OF THE PUBLIC FOR ANY TIME THE MATTER AFFECTED BY YOUR PERSONAL INTEREST IS DISCUSSED.

Friday, 1992 February 28
12:00 o'clock noon
Room 219, City Hall

2

The Local Architectural Conservation Advisory Committee met.

There were present:

Diane Dent, Chairperson
Reg Wheeler, Vice-Chairperson
Alderman Frank D'Amico
Jane Rigby
Rob Rankin
Brian Henley
John Mokrycke
Jeff Martin

Regrets:

Alderman William McCulloch
Rob Brough

Also present:

Gerry Dion, Representative of Durand Neighbourhood
Grant Head, Urban Geographer
Peter Hill, Member, Urban Design Committee
Don Fawcett
Janet Black
Marnie Piggot
Dennis Missett, Member, Hamilton Historical Board
Jeff Sokol, Member, Research Sub-Committee
Victor Abraham, Director of Local Planning
Vladimir Matus, Planning Department
Marilynn Havelka, Culture and Recreation Dept.
John Sakala, Planning Department
Nina Chapple, Planning Department
Ann Gillespie, Planning Department
Joy Dubbeld, Planning Department
John Gamble, Building Department
Betty Carter, Secretary

1. ORIENTATION AND WELCOME

A video obtained from the Ministry of Culture and Communications outlining the purpose and function of the Local Architectural Conservation Advisory Committee was shown at this time.

Diane Dent introduced and welcomed the Committee's two newest members, Alderman Frank D'Amico and Jeff Martin. She then introduced the guests in attendance. Each person proceeded to explain his or her interest in LACAC. Heritage Planning and other staff members were also introduced and they too explained their function with respect to the Committee.

Copies of the 1992 Hamilton LACAC Handbook and three-year update were distributed and the contents outlined.

2. ELECTION

At this point the Secretary assumed the Chair and called for nominations for the Chairperson of the Local Architectural Conservation Advisory Committee. Diane Dent was nominated and re-elected as Chairperson for a three year term to expire 1994 November 30.

Diane Dent resumed the Chair and the following individuals were then nominated and appointed to the following offices for a three year term to expire 1994 November 30:

**Local Architectural Conservation
Advisory Committee**

1992 February 28

**Reg Wheeler, Vice-Chairperson, LACAC
Rob Brough, Chairperson, Research Sub-Committee
Jane Rigby, Vice-Chairperson, Research Sub-Committee
Janet Black, Chairperson, Education Sub-Committee
Reg Wheeler, Chairperson, Tivoli Theatre Action Committee
Rob Rankin, Chairperson, Ontario Heritage Act Review Sub-Committee**

The Committee then appointed the following LACAC representatives to the following Committees for a three year term to expire 1994 November 30:

**Brian Henley and Jeff Martin, Joint Plaquing Sub-Committee
Brian Henley, Hamilton Historical Board
Rob Brough, CAPIC
Rob Brough, Urban Design Committee
John Mokrycke, Alternate Representative, Urban Design Committee**

The position of Chairperson for the Lighthouse Action Committee will be filled at a later date.

3. ADOPTION OF THE MINUTES

The minutes of the meetings held 1991 December 18 and 1992 January 13 were adopted as circulated.

4. BUSINESS ARISING FROM THE MINUTES

The Committee received a memorandum from Len King, Building Commissioner, dated 1992 January 27, respecting the demolition of 74 Charlton Avenue East. Mr. King's memo stated that the Building Code Act, under 6(5) does not differentiate between owner, developer, or contractor with respect to a violation of the Building Code Act.

The Committee received a list from V. J. Abraham, Director of Local Planning, of designated buildings that are presently vacant or may soon become vacant, as of 1992 February 21.

5. HERITAGE PERMIT APPLICATION - 105 ABERDEEN AVENUE

The Committee was in receipt of a report from the Research Sub-Committee, dated 1992 February 20, respecting alterations to the designated house located at 105 Aberdeen Avenue. After discussion, the Committee agreed as follows:

That approval be given to the following alterations to the designated facades of 105 Aberdeen Avenue, pursuant to the provisions of the Ontario Heritage Act, 1983:

- (a) Addition of deck and stairway to the east facade, extending from north facade of east rear wing (family room) to front (north) facade; constructed of wood with iron railing;**
- (b) Insertion of two sets of French doors opening onto the new deck; one on the east facade (involving the removal of one existing sash window) and one on the north facade of east rear wing (presently a blank wall).**

**Local Architectural Conservation
Advisory Committee**

1992 February 28

6. SUB-COMMITTEE REPORTS

(a) Research Sub-Committee

The Committee received the minutes of the LACAC Research Sub-Committee meetings held 1992 January 09 and 1992 February 12.

Discussion took place with respect to the Gartshore-Thompson (former Canron) Building located at 175 Stuart Street which will be moved to Pier 4 Park. Jane Rigby will personally do a site visit.

7. OTHER BUSINESS

- (a)** Discussion ensued with respect to the LACAC meeting schedule for 1992. The Committee agreed to hold the meetings on the following dates:

Friday, March 20
Friday, April 24
Friday, May 29
Monday, June 22
Monday, July 20
Monday, August 17
Monday, September 14 (Room 233)
Monday, October 19
Monday, November 23
Friday, December 18

All meetings will be held in Room 219 with the exception of September 14, which will be held in Room 233.

Copies of the revised schedule will be mailed to all Committee members as well as to the appropriate staff.

- (b)** The Committee was in receipt of a report from V. J. Abraham, Director of Local Planning, dated 1992 February 27, respecting the hiring of Consultants to undertake the Background Study and Plan for the Durand Markland Heritage Conservation District. After some discussion, the Committee agreed as follows:

That the City of Hamilton employ the consulting firm of Unterman McPhail Cuming Associates and Wendy Shearer Landscape Architect Limited to undertake the Background Study and Plan for the Durand Markland Heritage Conservation District.

- (c)** LACAC/Heritage Planning is in possession of a 1898/updated 1916 Fire Insurance Atlas. In the process of photographing the maps for McMaster University Library, the original maps were cut from the binding, leaving them loose and unprotected.

Investigation proved that encapsulation of the maps would be the best method of preserving them while leaving them accessible.

Marion West, a retired employee of the McMaster Map Library, volunteered to encapsulate the Fire Insurance Maps. She is highly proficient in the technique, having had extensive experience at the Map Library.

The Committee agreed to support this project and accept Ms. West's gracious offer to undertake this encapsulation.

**Local Architectural Conservation
Advisory Committee**

1992 February 28

- (d) Nina Chapple advised that the owner of 212 James Street South has requested a change in zoning to permit a 16 storey building. This matter will be discussed at the next LACAC meeting to be held 1992 March 20.
- (e) Diane Dent thanked all those members of staff who helped organize the Heritage Day Ceremony. A special thank you was given to Reg Wheeler for co-chairing the ceremony.
- (f) Diane Dent advised that Nina Chapple will be on a four month leave of absence beginning March 1st as she is going to Europe.

8. ADJOURNMENT

There being no further business, the meeting then adjourned.

Taken as read and approved

**Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee**

Betty Carter, Secretary

4

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 12 March 1992

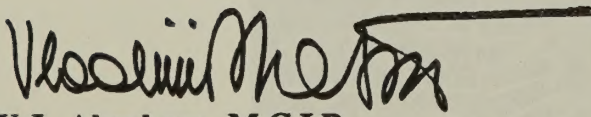
REPORT TO: Charlene Coutts
LACAC Secretary

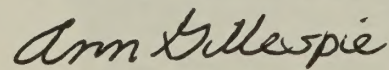
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Heritage Funding Application -
455 Bay Street North

RECOMMENDATION:

That heritage funding be approved for the designated property at 455 Bay Street North to undertake conservation/restoration work based on a list of eligible projects.


for V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department

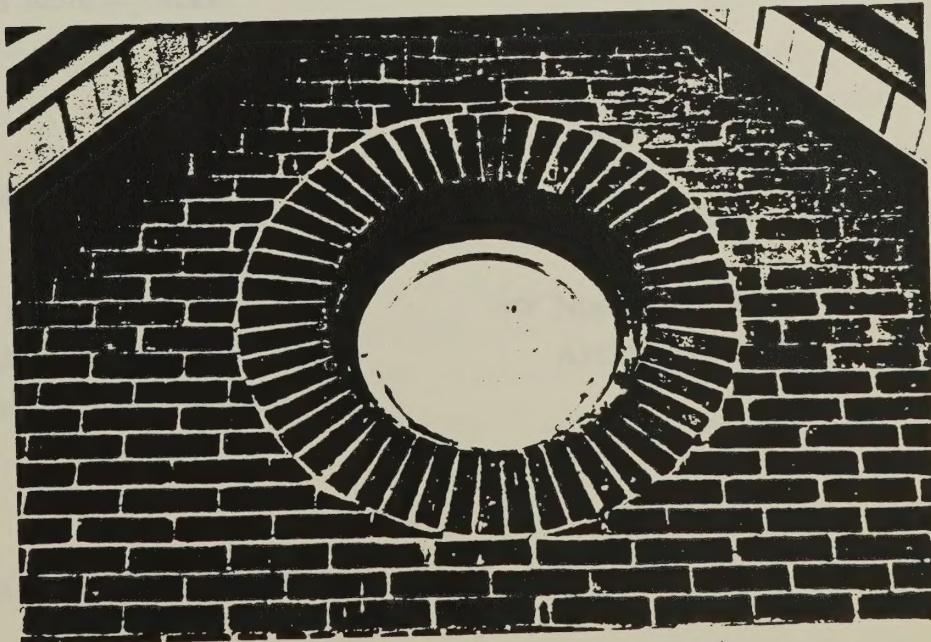

for Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND

1. This designated one-storey, turn-of-the-century brick house has already benefited from two Designated Property Grants: one awarded in 1987 for a wood-shingled roof (original roofing material) and one in 1988 a panelled wood door in keeping with the date and style of the house and two wood-framed windows, which replicated the design of the original (badly deteriorated) windows. NOTE: The Designated Property Grant is a matching grant of a maximum amount of \$3000.
2. The current owner has applied for a Designated Property Grant to cover half the cost of brick masonry repairs to selected areas (notably the chimneys) and the repair or replacement of the circular wood window over the front doorway (lower part of frame is badly rotted).
3. The owner also plans to replace the existing front stairs and railing (not original) with concrete steps covered with hard brick and new iron railing. This is not eligible for heritage funding but does constitute a minor alteration to a designated facade, and as such, was referred to the Research Sub-committee for comment. Committee members had no objections to the proposed new stairway.
4. Two photographs attached. List of eligible projects and additional photographs available at meeting.

455 Bay Street North



The following information is for your information only. It is not intended to be used as a substitute for professional advice. Please consult your physician or other health care provider for more information.

There are many factors that can affect your health. Some factors are within your control, such as diet, exercise, and stress. Other factors are not within your control, such as age, genetics, and environment. It is important to understand these factors and how they can affect your health. This information is provided to help you make informed decisions about your health.

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CITY OF HAMILTON

5

- RECOMMENDATION -

DATE: 12 March 1992

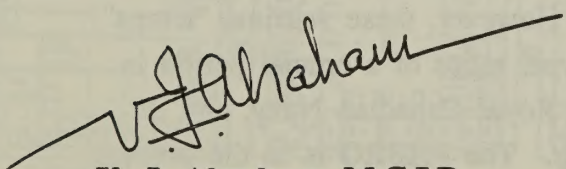
REPORT TO: Charlene Coutts
LACAC Secretary

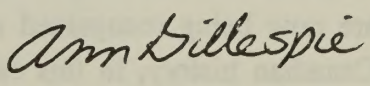
FROM: V. J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Canadian Forces Reserve Base, Hamilton -
F.H.B.R.O. Evaluation

RECOMMENDATION:

That LACAC's comments on the local historical/architectural importance of the original main building of the Canadian Forces Reserve Base Hamilton be forwarded to the Federal Heritage Buildings Review Office.

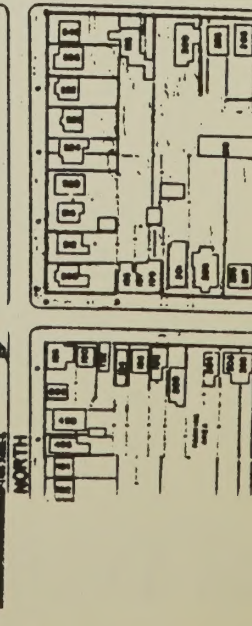
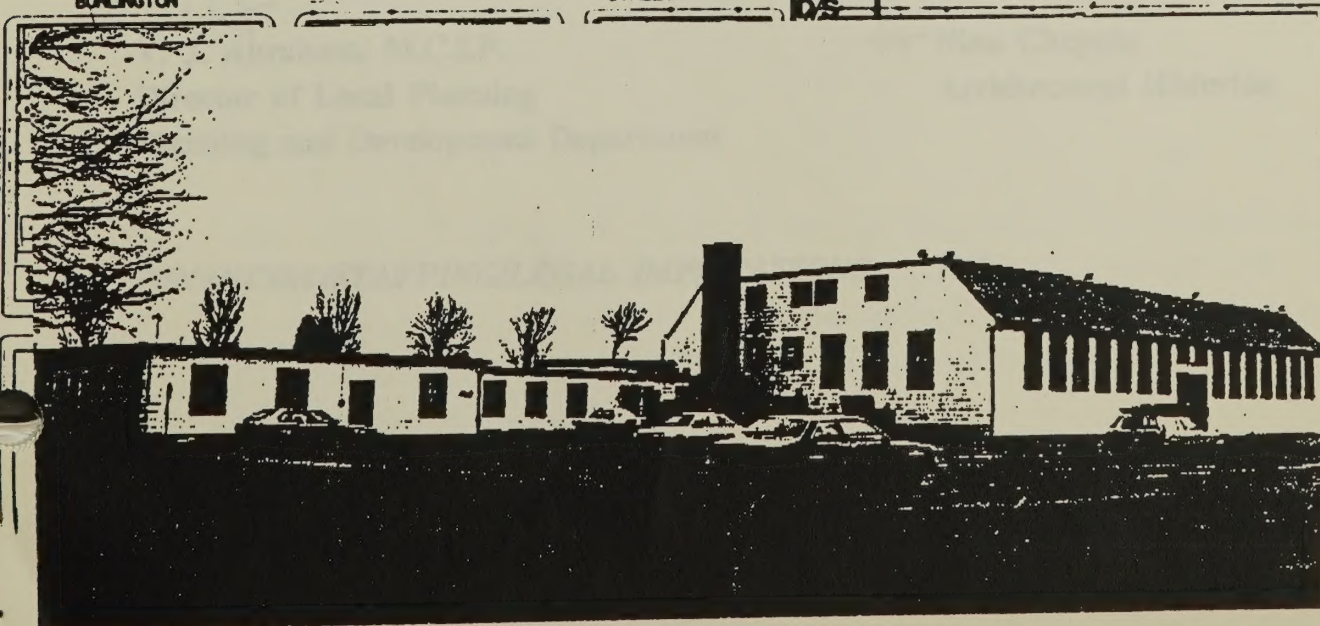
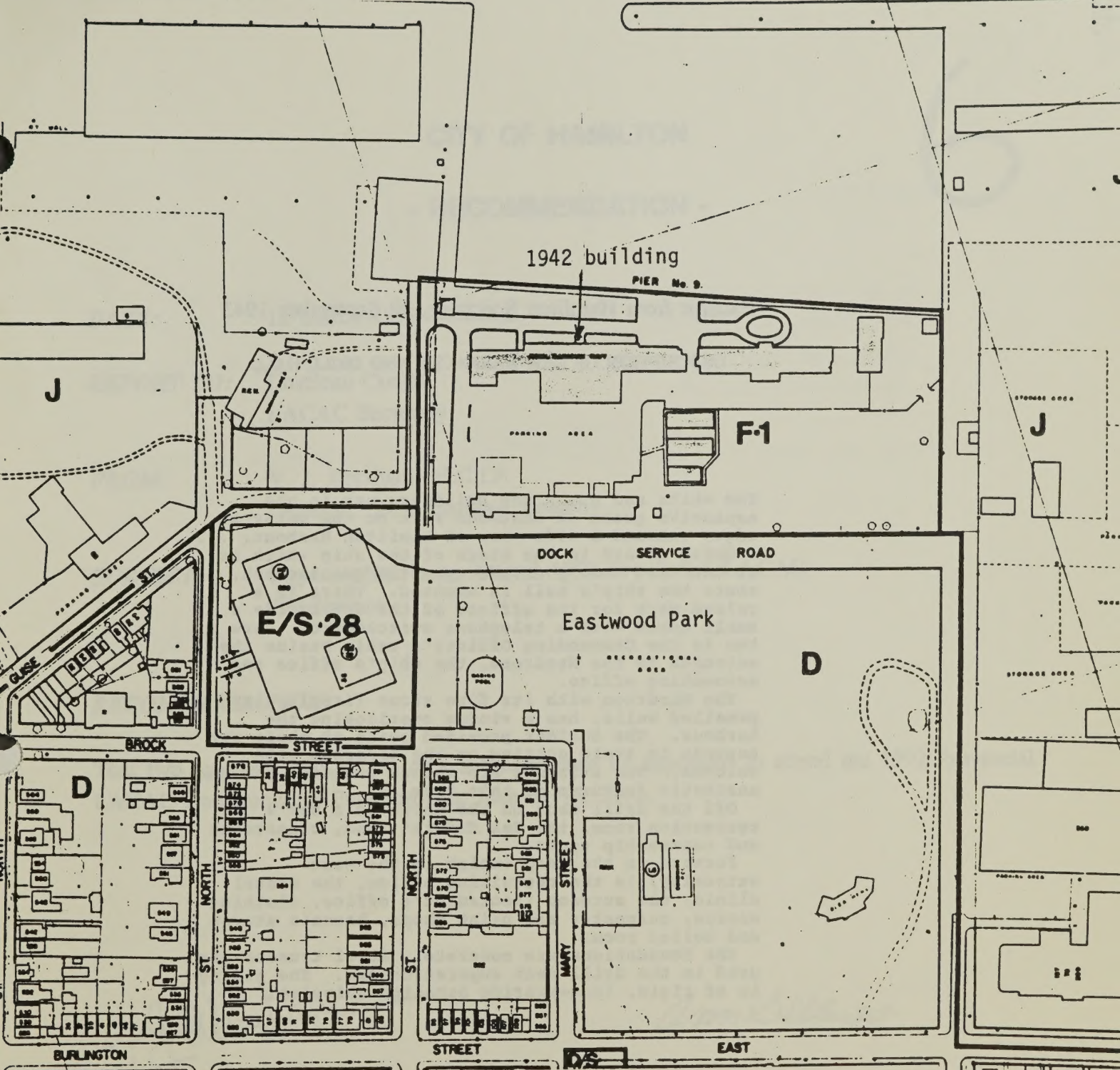

V. J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


for Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. Canadian Parks Service Architectural Historian Fern Graham is currently preparing a report on the original CFRB main building (1942) for the Federal Heritage Buildings Review Office (FHBRO) and has requested LACAC's comments. The Review Office will evaluate the building in terms of its heritage character, taking into account existing municipal and provincial evaluations and policies, and recommend the appropriate level of heritage designation.
2. This large wartime "temp" building is situated on the waterfront side of the Canadian Forces Reserve Base, adjacent to Eastwood Park at the foot of Mary Street. The Department of National Defence has not yet announced any definite plans either for this building, which is now only partly utilized, or the second original CFRB building (barracks erected in 1942), which is no longer in use. The future of these two buildings does, however, appear to be uncertain.
3. Historical Background: According to Ms. Graham's research, a naval reserve division was established in Hamilton in 1923 and temporarily housed in the Sail Loft at the foot of Bay Street. It was moved to a factory beside the Custom House in 1935. The division was commissioned as HMCS Star in 1941 and subsequently relocated to the present site, where the original main building was erected in 1942 (see attached description from 1943 Spectator article).
4. Architectural Background (quoted from Ms. Fern's recent letter):
"Architecturally, the [original 1942] building is of a general type of wartime structure that has no pretense to style or beauty. However, these wartime "temps" are now being recognized as a distinct building type, relics of a crucial period in Canadian history, in this case the emergence of a Royal Canadian Navy, and its distinguished record during the Second World War. The FHBRO is in the process of evaluating many military buildings, some of which were built during WWII. Among those already recognized to have heritage merit are the Rockcliffe Hangars in Ottawa (demolished), the Pleasantville site (38 buildings) at St. John's Nfld., two hangars at Goose Bay and two at Yarmouth, and the stone frigate at Esquimalt, B.C., and there are several others".
5. Map, photograph and 1943 description of original main building attached. Additional documentation available at meeting.



Excerpt from Hamilton Spectator, 30 September 1943

DESCRIPTION OF NEW BARRACKS AND DRILL HALL

The white and green new buildings set in the expansive green of Eastwood Park on the water's edge, command a wide view of Hamilton Harbour. . .

Going aboard in the stern of the ship which is at the east end, you come upon the quarterdeck, where the ship's bell is mounted. There is a raised deck for the officer of the day beside a small cabin with a telephone switchboard. Here too is the Commanding Officer's cabin beside the entrance to the Wardroom, the ship's office and accounting office.

The Wardroom with its fine stone fireplace and panelled walls, has a window overlooking the harbour. The builder provided beams at their own expense to avoid cutting up the Wardroom with columns. The officers are indeed grateful for the aesthetic features of this room.

Off the drill deck on the north is a men's recreation room, the Sea Cadets' room, classrooms and seamanship rooms.

Forward in the ship (which is the west extremity) is the recruiting office, the dental clinic, the surgeon lieutenant's office, clothing stores, carpenter and paint shops, bosun's stores and boiler room.

The foundations are concrete. Steel trusses are used in the drill deck superstructure. The siding is of rigid, long-wearing asbestos shingles.

CITY OF HAMILTON

- RECOMMENDATION -

6

DATE: 12 March 1992

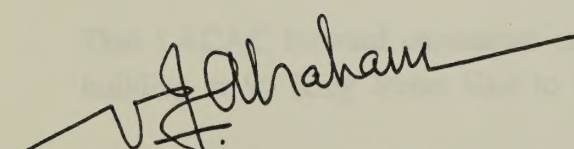
REPORT TO: Charlene Coutts
LACAC Secretary

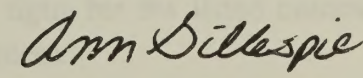
FROM: V. J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Representatives to Attend 1992 Provincial LACAC
Conference

RECOMMENDATION:

That two members of LACAC or a sub-committee be appointed to attend the 1992 Provincial LACAC Conference in Peterborough, June 11-13, 1992.


V. J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


for Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. An application has been made for partial funding under the provincial Skills Training Program for three LACAC representatives to attend this conference, including one Heritage Planning staff member. A copy of the program is included with the information items.
2. The grant would cover two-thirds of the total cost of transportation and registration.

L A C A C

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 12 March 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: 95 King Street East - Proposed New Signs

RECOMMENDATION:

That LACAC forward comments on the proposed new signs for the listed commercial building at 95 King Street East to the Building Department.

BACKGROUND:

1. The Building Department has notified Heritage Planning staff of an application for a permit to erect three illuminated box signs on this building, which is listed on the City's Inventory of Buildings of Architectural/Historical Interest. The Department is awaiting comments from the Traffic Department regarding the proposed neon lights on the two lower signs.

2. The Research Sub-committee reviewed drawings showing the proposed signs at its last meeting. Comments available at LACAC meeting.
3. Attached is a photograph taken of the building when occupied by Bannister's. The proposed signs would replace the canopy, which has already been removed. A sign for Emery's is to be placed above the two lower signs in front of the lower left window (shown on attached drawing).
4. A site visit made by Heritage Planning staff this month revealed that the facade was in worse condition than it appears in the attached photograph, with glass now broken in some of the upper windows. Photographs available at meeting.

95 King Street East

DATE OF CONSTRUCTION: 1910; new facade erected in 1922.

OCCUPANT: formerly Bannister's Rock Club; now Emery's.



0/0 RACEWAY ————— 25'-8"
 0/0 BRACKETS ————— 12'-0" ————— 12'-0" ————— 0"
 1/2 FRAME (EX-7) ————— SIGN-A-25'-0 1/4"
 ————— SIGN-B-25'-0 1/2"
 1/2 FRAMES (EX-7) ————— 9'-10 1/2" ————— 1"
 COLUMN ————— 10'-3" ————— 10'-3"
 SIGN 'C' BRACKET LENGTHS ————— 11'-6"

2" ANGLE OUTSIDE MOUNTS
 CONTINUOUS ACROSS BACK.
 SECURED TO ANGLES
 STEEL FRAMING.

6'-3 1/4"
 1/2 FRAME
 0"
 0/0 RACEWAY 38"
 0"
 0/0 RACEWAY 38"
 3'-0 1/4"
 1/2 FRAME
 0"
 3'-0 1/2"
 1/2 FRAME

2" OUTSIDE MOUNTS
 ON TOP + BOTTOM OF
 LOWER SIGN (SIGN B)
 TO MATCH COLUMN %
 NOTED BELOW.

2" OUTSIDE MOUNTS
 ON BOTTOM. — OF
 UPPER SIGN (SIGN A)
 TO MATCH COLUMN %
 NOTED BELOW.

MOUNTS ON TOP TO MATCH
 COLUMN % NOTED ABOVE.

10'-1 1/2" ————— 7'-11 1/4" ————— 10'-9 1/4" ————— 0"
 12'-1" ————— 14'-6 1/2" ————— 17'-1" ————— 6'-6" ————— 17'-1" ————— 9'-7"

Note: BOXES A-B — 11 1/2" DEEP — INCLUDING FRAME
 BOX C — 16 1/2" DEEP — INCLUDING FRAME

ELEVATION

SCALE: 3/16" = 1'-0"

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

8a

DATE: February 19, 1992

TIME: 5:15 p.m.

PLACE: Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler
John Mokrycke
Jane Rigby
Jeff Sokol
Ann Gillespie
Joy Dubbeld

ABSENT: Nina Chapple

1. **Approval of Minutes: Meetings of January 9 and February 12, 1992**
2. **Additional members on Research Sub-committee**

Ivona Tanska-Stepien, would like to become a member of the Research Sub-committee. All present agreed that she should be invited to the next meeting.

3. **212 James Street South (listed): application by owner for a change in zoning from "E-1" to "CR-"3" for 212 James Street South, to permit the construction of a 16-storey high-rise building**

The Research Sub-committee agreed that the change in zoning would not be desirable, particularly in relation to the architectural/heritage value of the streetscape and neighbourhood.

A change in zoning to permit the construction of a high-rise building would be detrimental to the historic character of James Street South, which is still largely composed of low-rise 19th century buildings.

In the early 1980's there was strong opposition to the demolition and rezoning of the adjacent 206 James Street South (a fine example of Second Empire Style, built 1883), from both LACAC and the Durand Neighbourhood Association.

The house at 212 James Street South (built 1882) has lost much of its original architectural integrity. More important than the preservation of this building is the prevention of the erosion of the overall streetscape. New infill should be compatible with existing scale and

massing, and a change to "CR-3" zoning for 212 James South would not promote this objective.

4. Gartshore Thompson (Canron) Building: 175 Stuart Street: update and elevations; request for designation and funding

Update:

- relocation of this building to Pier 4 Park approved by Council;
- Beatty-Hall has the contract to move the building (approx. March);
- new site will be excavated, last four feet will be above grade; contractor proposes to use stone from Stuart St. site;
- windows will be repaired, not replaced, repair to fire damage of soffit and fascia;
- building donated, additional funds donated by Rotary;
- verbal request for designation, primarily in order to obtain heritage funding for repointing, miscellaneous restoration work.

The Research Sub-committee found that the building was potentially worthy of designation, research pending receipt of formal letter of request. Having examined the plans for the building, the Sub-committee hoped that as few irreversible changes as possible would be made. For instance:

- there was concern about tearing the ceiling out and using elsewhere (ceilings could be one of designated features);
- in the washrooms and showers, the gypsum dropped ceiling could be an advantage, protecting the ceilings from vapour damage;
- instead of moving a door, the door could be left in place and locked;
- "opaque" (translucent?) glass instead of clear glass is proposed for washroom windows, however, clear glass, with a screen or blind on the inside of the window, would ensure privacy and be preferable as far as the exterior appearance is concerned.

Update March 10: Building move currently slated for period March 18-27.

5. St. Paul's Ecumenical (St. Andrew's Church) (designated), 109 Smith Avenue: vendor determining feasibility of conversion vs. demolition

The City of Hamilton has made a conditional offer to purchase St. Paul's Ecumenical Church for conversion to Non-profit Housing. One of the pending factors is Provincial approval and funding for the conversion.

A representative of the present owner is considering total or partial (Sunday School portion) demolition of the church, believing it would be more expedient and more profitable.

The Research Sub-committee stated that it was at least as important to retain the Sunday School as the remainder of the church.

**6. 1992 Provincial LACAC Conference/Skills Training Program, Peterborough:
"Green Gutters and Gargoyles", June 11, 12 and 13, 1992**

An application has been made for a grant under the Skills Training Program to send three representatives to the above conference. A decision regarding who would attend the conference has been postponed until a full program for the conference is received. The grant would cover 2/3 of the eligible costs (transportation and registration).

7. For Information: Sewell Commission Public Forum

The Research Sub-committee was informed of the Public Forum February 27 at the Convention Centre. The agenda included a presentation by the Commission, followed by a public, informal, question and answer period.

JOINT PLAQUING SUB-COMMITTEE
MINUTES OF MEETING - JANUARY 20, 1992

Present: Dennis Missett, Chair
Alderman McCulloch
Ken Bennett
Brian Henley
Nina Chapple
Marilynn Havelka

1. The Committee approved the minutes of the meeting held on 23 September 1991.
2. The Chairman, D. Missett informed the committee that the Herald Road Race Marker located at Dynes Tavern is still being investigated. He also indicated that the Studholme Plaque was installed in Woodlands Park.
3. It was agreed by the Committee that the Canal Plaquing Ceremony would be re-scheduled for spring 1992. D. Missett and M. Havelka were to proceed with the arrangements. Alderman McCulloch suggested that a tour of the Gardener's Cottage could be scheduled and if vacant the reception could be held there as well. N. Chapple will provide a contact name to M. Havelka.
4. D. Missett met with P. Booker from the Parks Department concerning the installation of the Gibson Plaque in Gore Park as previously discussed at Hamilton Historical Board and LACAC meetings. The Committee agreed on the location in the parquet area in front of Gore Park (motion by B. Henley and seconded by Alderman McCulloch). M. Havelka will prepare a recommendation to Parks and Recreation for the plaque location. Alderman McCulloch suggested that the B.I.A. may want to get involved with the unveiling of the plaque once installed in Gore Park.
5. The Gibson plaque will be the focal point of the Heritage Day ceremonies. D. Missett informed the committee that Carolyn Gray had been formally thanked in writing concerning her work in drafting the wording for the plaque. He also asked C. Gray to be the speaker during the ceremony and to be the liaison to the Gibson family concerning arrangements and the possibility of borrowing artifacts.
6. N. Chapple reported that the first plaque had been installed at 433 Bay St. S. This was a test case and staff were present to make sure the plaque was installed correctly. She also had signed agreements with all the recipients of the 10 cast plaques except for the Bank of Montreal. Discussion ensued on the possibility of having a joint unveiling for the plaques which are soon to be installed at downtown locations. N. Chapple informed the committee that LACAC had discussed publicity concerning the plaque installation. A suggestion was that a letter could be issued from the Mayor's office congratulating the recipients of plaques and asking them if

they would be interested in attending a future Council meeting. Alderman McCulloch offered to assist the Mayor in drafting the letter.

The Committee was informed that two plaques are to be unveiled on Heritage Day. James St. Baptist Church and the Right House Building. N. Chapple said that the order of plaquing was not prepared on a priority basis but on the variety of buildings, and types and for public exposure reasons. There is currently a list of 75 designated buildings (plus one Heritage District) registered in the Clerk's Department. Discussion ensued on the possibility of owners paying for their own plaques; Nina Chapple advised that an owner might want to pay for a plaque if he didn't want to wait. Also discussed was a publication of a pamphlet with plaque text and other appropriate information. The latter could perhaps be done next year.

The committee stayed for the Heritage Day meeting which immediately followed.

1992 January 31

CA4 ON HBL G37
A35
1992



J.J. SCHATZ
CITY CLERK

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

TEL: 546-2700
FAX: 546-2095

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

Friday, 1992 April 24
12:00 o'clock noon
Room 219, City Hall

Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee

A G E N D A

1. **ADOPTION OF MINUTES**

Minutes of the meeting held 1992 March 20

URBAN MUNICIPAL

APR 22 1992

2. **BUSINESS ARISING FROM THE MINUTES** (no copy)

GOVERNMENT DOCUMENTS

DIRECTOR OF LOCAL PLANNING

3. St. Clair Boulevard Heritage Conservation District

SITE PLAN APPLICATIONS

4. Centenary United Church - Proposed Addition - Site Plan Application DA-92-07
(Research Sub-Committee Comments available at meeting)

5. 71, 75, 89 and 91 Wentworth Street South - Site Plan Application DA-92-06
(information available at meeting)

DIRECTOR OF LOCAL PLANNING

6. 212 James Street South (listed) - Zoning Application 92-03 for Proposed High-Rise Office Development - Urban Design Presentation by Vladimir Matus, Planning Department (no copy)
7. Tivoli Theatre, 108 James Street North - Heritage Permit Application for SAM The Record Man Sign on South Facade
8. Zion United Church, 69 Pearl Street North - Heritage Funding Application
9. Hamilton-Wentworth Archaeological Foundation - Grant Application to the City of Hamilton for the Loretto Academy Site Urban Archaeology Project
10. Representatives to Attend 1992 Provincial LACAC Conference
11. Experience '92 Youth Employment Program - Grant Applications (information available at meeting)

RESEARCH SUB-COMMITTEE

12. C.F.R.B. Hamilton, 590 Catharine Street South - Additions to Inventory

13. **SUB-COMMITTEE REPORTS**

- a) Research Sub-Committee (no copy)
- b) Joint Plaquing Sub-Committee (no copy)
- c) Education Sub-Committee (no copy)

14. **OTHER BUSINESS**

15. **ADJOURNMENT**

Friday, 1992 March 20
12:00 o'clock noon
Room 219, City Hall

The Local Architectural Conservation Advisory Committee met.

There were present:

Diane Dent, Chairperson
Alderman William McCulloch
Alderman Frank D'Amico
Brian Henley
Jeff Martin
Robert Rankin
Jane Rigby
John Mokrycke
Rob Brough

1

Regrets:

Reg Wheeler, Vice-Chairperson

Also Present:

Ann Gillespie, Planning Department
Joy Dubbeld, Planning Department
Vladimir Matus, Planning Department
John Sakala, Planning Department
John Gamble, Building Department
Marnie Piggot, Education Sub-Committee
George Gaetano, Building Department
Janet Black, Chairperson, Education Sub-Committee
Jeff Sokol, Education Sub-Committee
Don Fawcett, Education Sub-Committee
Charlene Coutts, Secretary

CITY CLERK

1. OATH OF APPOINTED OFFICE

The Committee was in receipt of a memorandum dated 1992 March 9 from the City Clerk advising that all citizens appointed by Council to Boards, Commissions and Committees are required to take an Oath of Appointed Office. The Secretary assumed the Chair and administered the Oath of Office to the following members:

Diane Dent
Brian Henley
Jeff Martin
Robert Rankin
Jane Rigby
John Mokrycke
Rob Brough

It was noted that Reg Wheeler, Vice-Chairperson was not in attendance, however, the Secretary advised Committee members that she will administer the Oath to Mr. Wheeler at the next meeting.

2. ADOPTION OF MINUTES

The Committee was in receipt of the minutes of the Local Architectural Conservation Advisory Committee for its meeting held 1992 February 28 and the minutes were amended as follows:

The minutes were adopted as amended.

3. BUSINESS ARISING FROM THE MINUTES

(a) Lighthouse Action Committee

Discussion ensued on the appointment of a Chairperson to the Lighthouse Action Committee and the Committee agreed to defer this matter until 1992 September or until a problem is brought to the Committee's attention.

(b) 175 Stuart Street

Jane Rigby advised Committee Members that the building at 175 Stuart Street will be moved to Pier 4 Park in the near future.

(c) 212 James Street South

Committee Members were advised that a full report with respect to 212 James Street South will be available at the next meeting and Alderman McCulloch advised that he has met with the owner with respect to this matter.

It was also suggested that the Committee be brought up to date on the Heritage District for the James Street South area at the next meeting.

(d) Durand Markland Heritage Conservation District

Some discussion ensued with respect to the hiring of a consultant to undertake the Background Study and Plan for the Durand Markland Heritage Conservation District and the Chairperson directed that a list of all applicants that submitted proposals for this project be included in the minutes.

For the Committee's information the following submitted proposals for the Durand Markland Heritage Conservation District:

- (a) A.J. Diamond, Donald Schmitt and Company
Architects Planners and Landscape Architects, Toronto
- (b) Anne M. De Fort-Menares, Hough Stansbury Woodland Ltd., Carol Priamo,
Toronto
- (c) Unterman McPhail Cuming Associates, Wendy Shearer Landscape Architect
Limited. (Successful Candidate)

4. DIRECTOR OF LOCAL PLANNING

(a) 455 Bay Street North - Heritage Funding

The Committee was in receipt of a report dated 1992 March 12 from the Director of Local Planning respecting the above noted matter. A list of eligible projects and additional photographs of this property were also circulated.

Mr. John Gamble, Building Department, appeared before the Committee and circulated a list of Heritage Grants and Loans that have been provided by the City from 1984 to 1991, and also provided a history of the Grant and Loan Programs since their inception.

Mr. Gamble advised Committee members that for designated property grants, the Province will provide up to \$3000. a year and that approximately \$450,000. is in the Heritage Trust Fund to date.

Jane Rigby complimented staff for making it easier for the citizens of Hamilton to participate in these two heritage funding programs.

After some discussion the Committee approved the following recommendation:

That Heritage Funding be approved for the designated property at 455 Bay Street North to undertake conservation and restoration work based on a list of eligible projects.

(b) Canadian Forces Reserve Barracks Staff-FHBRO Evaluation

The Committee was in receipt of a report dated 1992 March 12 from the Director of Local Planning respecting the above-noted matter. Ann Gillespie, Planning Department advised Committee members that the Government of Canada now requires that all federally-owned buildings over 40 years old be evaluated to determine if they have any heritage status. Ann Gillespie also advised Committee Members that she and Jeff Sokol made a site visit yesterday and circulated photographs of the buildings in question. After some discussion the Committee approved the following recommendation:

That the Research Sub-Committee be requested to evaluate the original HMCS Star Buildings of the Canadian Forces Reserve Base Hamilton and that the results of this evaluation be forwarded to the Architectural Historian preparing the Federal Heritage Buildings Review Office Report.

(c) 1992 Provincial LACAC Conference - LACAC Representatives to Attend

The Committee was in receipt of a report dated 1992 March 12 from the Director of Local Planning respecting the above-noted matter. After some discussion the Committee approved the following recommendation:

That two (2) to three (3) members of LACAC or a Sub-Committee be appointed to attend the 1992 Provincial LACAC Conference to be held in Peterborough from 1992 June 11 - 13.

Jane Rigby and Ann Gillespie expressed an interest in attending; however, the Secretary was directed to place this matter on the next agenda to determine if an additional Committee Member would be interested in attending.

7. RESEARCH SUB-COMMITTEE

95 King Street East - Proposed New Signs

The Committee was in receipt of a report dated 1992 March 12 from the Chairperson of the Research Sub-Committee respecting the above-noted matter. Some discussion ensued with respect to this matter and Ann Gillespie, Planning Department, advised Committee Members that three wall signs will be placed on the facade at 95 King Street East and that the signage may be subject to the Site Plan approval process.

Rob Brough, Chairperson of the Research Sub-Committee, stated that the scale of the signs are not in proportion to the size of the building and would be inappropriate for the Gore Park area. Mr. Brough added that the signs would obscure parts of the original facade and questioned if laws are in place to control the placement of such signs.

Mr. George Gaetano, Building Department, appeared before the Committee and advised that presently there are no restrictions on area, size and wording on signs for the downtown area.

Mr. John Sakala, Planning Department, advised Committee Members that the downtown area is under Site Plan Control and feels that the approval of new signs should be subject to the Site Plan Control process.

Alderman McCulloch advised that the Committee cannot control subject matter of signs under Site Plan Control; however, the Committee could talk to the owner to address its concerns. After considerable discussion the Committee approved the following recommendation:

- (a) That the Research Sub-Committee formulate ideas and suggestions for signage guidelines within the City of Hamilton and report back to the Local Architectural Conservation Advisory Committee; and
- (b) That the Planning Department and Building Department be so advised that the Committee is formulating ideas and suggestions for signage guidelines.

The Secretary was also directed to send a copy of this letter to the International Village Business Improvement Area and the Downtown Promenade Business Improvement Area.

8. SUB-COMMITTEE REPORTS

(a) Research Sub-Committee

The Committee was in receipt of the minutes of the Research Sub-Committee for its meeting held 1992 February 19 and these minutes were received as circulated.

(b) Joint Plaquing Sub-Committee

The Committee was in receipt of the minutes of the Joint Plaquing Sub-Committee for its meeting held 1992 January 20 and these minutes were received as circulated.

(c) Education Sub-Committee

Janet Black, Chairperson of the Education Sub-Committee, appeared before the Committee and advised Committee Members that the Education Sub-Committee held its first meeting on 1992 March 12 to address such items as focusing on a walking tour and brochure of the downtown area that will hopefully be ready for Heritage Day in 1993. Ms. Black also stated that the Education Sub-Committee is looking at expanding the marketing base for the sale of LACAC posters. Committee members were advised that the membership list of the Education Sub-Committee consists of Janet Black, Chairperson, Don Fawcett, Brian Henley, Jeff Martin, Marnie Piggot and Jeff Sokol.

Diane Dent, Chairperson suggested that the Education Sub-Committee send a copy of the LACAC "Doors" poster to the Chamber of Commerce in New Orleans and request a copy of their poster entitled "Doors of New Orleans."

Ann Gillespie, Planning Department, advised Committee Members that she is collecting information on walking tours and will share this information with Janet Black. It was suggested that the Education Committee consult with the Research Sub-Committee and the Joint Plaquing Sub-Committee before finalizing a walking tour.

Discussion then ensued on distribution points for the posters and finalized walking tour brochures, and staff were directed to contact the Hamilton Airport, the Economic

Development Department and H.E.C.F.I. in this regard. It was also suggested that local hotels and car rentals locations be considered as possible sites to distribute such brochures.

Diane Dent, Chairperson, thanked Janet Black and the entire Education Sub-Committee for their efforts in promoting LACAC throughout the City.

9. OTHER BUSINESS

(a) Royal Bank

The Secretary was directed to contact Mr. David House to invite him to attend the next meeting to provide an update on the Royal Bank.

(b) Letter of Thanks to Gil Simmons

The Secretary was directed to send a letter to former Committee Member Gil Simmons thanking her for her hard work and participation as a member of LACAC.

There being no further business, the meeting then adjourned.

Taken as read and approved

Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee

Charlene J. Coutts
Secretary

The first part of the document discusses the importance of maintaining accurate records of all transactions.

It is essential to ensure that all data is entered correctly and that the system is regularly updated.

The second part of the document outlines the various methods used to collect and analyze data.

These methods include surveys, interviews, and focus groups, each with its own strengths and weaknesses.

The third part of the document describes the process of interpreting the results of the data collection.

This involves identifying patterns, trends, and anomalies, and then drawing conclusions based on the findings.

The final part of the document provides a summary of the key findings and recommendations.

It is hoped that this document will provide a useful overview of the research process and the importance of accurate data.

The document is organized into several sections, each covering a different aspect of the research process.

These sections include an introduction, a literature review, a methodology section, and a conclusion.

The introduction provides an overview of the research topic and the objectives of the study.

The literature review examines the existing research on the topic and identifies gaps in the knowledge.

The methodology section describes the methods used to collect and analyze the data.

The conclusion summarizes the findings of the study and provides recommendations for future research.

The document is written in a clear and concise style, using simple language to explain complex concepts.

It is hoped that this document will be a valuable resource for anyone interested in the research process.

The document is organized into several sections, each covering a different aspect of the research process.

These sections include an introduction, a literature review, a methodology section, and a conclusion.

The introduction provides an overview of the research topic and the objectives of the study.

3

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 15 April 1992

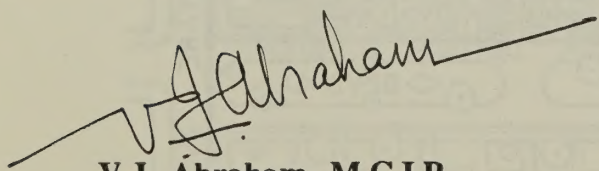
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

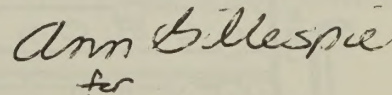
SUBJECT: St. Clair Boulevard Heritage Conservation District

RECOMMENDATION:

- a. That City Council give approval to designate by by-law the St. Clair Boulevard Heritage Conservation District under Part V of the Ontario Heritage Act.
- b. That the City Solicitor be authorized and directed to take the appropriate action to have this district designated pursuant to the provisions of the Ontario Heritage Act, 1983.
- c. That City Council adopt by resolution the St. Clair Boulevard Heritage Conservation District Plan.



V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department

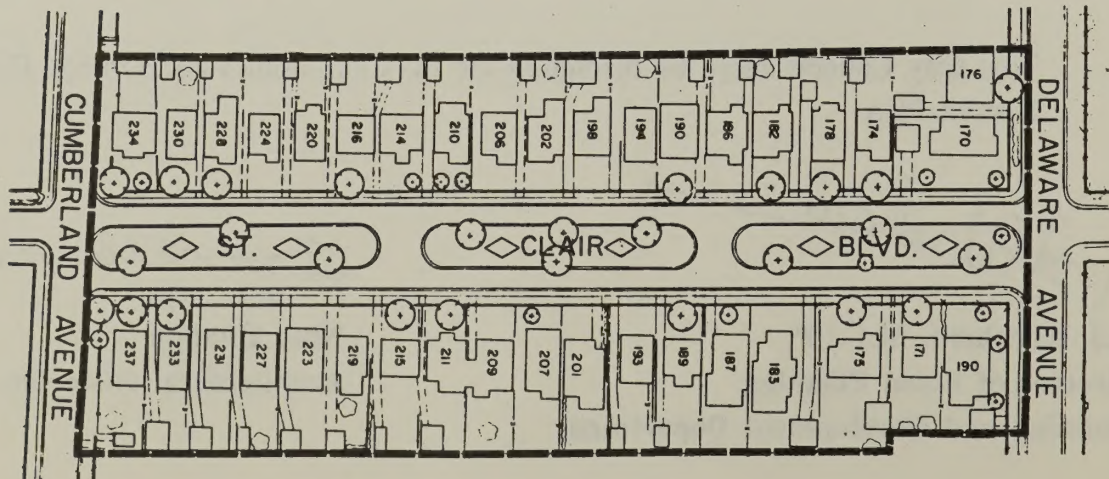


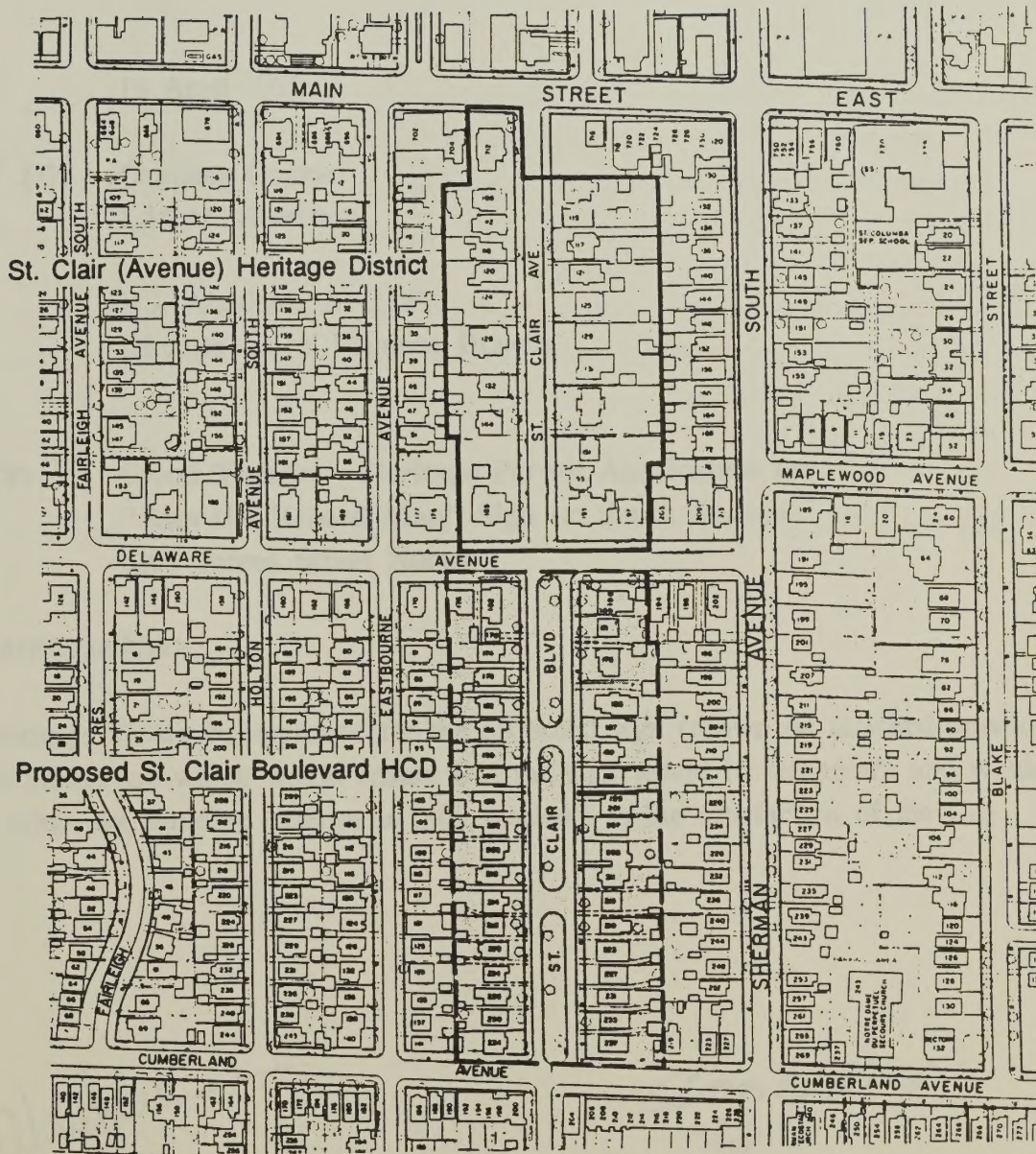
Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A.

BACKGROUND:

1. City Council approved the recommendation put forward by LACAC to prepare a **background study and plan** for the proposed St. Clair Boulevard Heritage Conservation District (February 9, 1988).
2. A Steering Committee comprising a number of the residents (in this case the Executive of the St. Clair Boulevard Homeowners' Association) was established in the early stages of the study period in order to assist in an advisory capacity in the preparation of the District Plan. Once completed, the St. Clair Boulevard Heritage Conservation District Background Study and Plan was forwarded to the Steering Committee, which has approved both the designation of the District and the District Plan. Members of this Steering Committee include David Beland, Chairperson; Ingrid Tillinger, John and Pat Wade, Jayne Funamoto, Dave Angles, Victor and Rita Garrett, Michael and Margaret Lawlor, and Alex Polgar.
3. Relevant sections of the draft background study and plan were circulated to all sections of the Local Planning Branch as well as several City Departments for comment.
4. Map showing boundaries of proposed District below and map showing its location with respect to the St. Clair (Avenue) Heritage District (designated in 1986) attached. Circulating copy of the Background Study and Plan included with agenda (to be returned at time of meeting).





Map showing the proposed St. Clair Boulevard Heritage Conservation District, directly south of the existing St. Clair (Avenue) Heritage District.

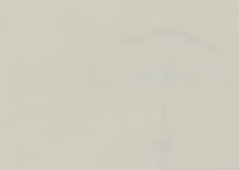


Table with multiple columns and rows, containing faint text and numbers. The content is illegible due to fading.

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 15 April 1992

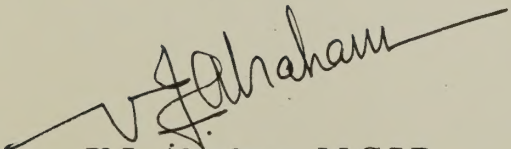
REPORT TO: Charlene Coutts
LACAC Secretary

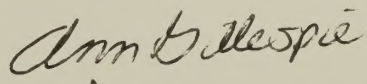
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Tivoli Theatre - Heritage Permit Application for
"Sam the Record Man" Sign on South Facade
(108 James Street North)

RECOMMENDATION:

That a Heritage Permit be approved for the proposed sign (shown on attached drawing) subject to conditions which would ensure that the sign would be temporary and would be removed when the building exterior is fully restored, to the satisfaction of the City Solicitor.


V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


for
Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. An application has been submitted to the Building Department for a Building Permit to erect the proposed "temporary" sign. The "temporary" nature of the sign is certified in the attached letter from Lana Sniderman, Vice-President, Roblan Distributors Ltd.
2. As there are currently no provisions in the City of Hamilton Zoning By-law for "temporary" sign, the City's Law Department has advised that the only legal way of ensuring that the sign will be temporary is to attach certain conditions to the heritage permit. The proposed sign, due to its size (12' wide by 36' high) and visual impact, qualifies as an alteration under the terms of the Ontario Heritage Act, and as such, will require Council approval through the Heritage Permit process. (NOTE: The south facade is mentioned in the Reasons for Designation). A set of conditions is currently being drafted by the Law Department and will be available for review and approval at meeting.
3. Drawing of proposed sign and photographs of existing south facade attached.

BACKGROUND:

1. An application has been submitted to the Building Department for a Building Permit to erect the proposed "temporary" sign. The "temporary" nature of the sign is certified in the attached letter from Lana Sniderman, Vice-President, Roblan Distributors Ltd.
2. As there are currently no provisions in the City of Hamilton Zoning By-law for "temporary", the City's Law Department has advised that the only legal way of ensuring that the sign will be temporary is to attach certain conditions to the heritage permit. The proposed sign, due to its size (12' wide by 36' high) and visual impact, qualifies as an alteration under the terms of the Ontario Heritage Act, and as such, will require Council approval through the Heritage Permit process. (NOTE: The south facade is mentioned in the Reasons for Designation). A set of conditions is currently being drafted by the Law Department and will be available for review and approval at meeting.
3. Drawing of proposed sign and photographs of existing south facade attached.

Telephone
977-6490

Fax
977-7565

274 Church Street,
Toronto, Ontario
M5B 1Z5

ROBLAN DISTRIBUTORS LTD.

The Corporation of the
City of Hamilton
Department of Buildings
Sign Permits
City Hall
71 Main St. W
Hamilton, Ontario
L8N 3T4

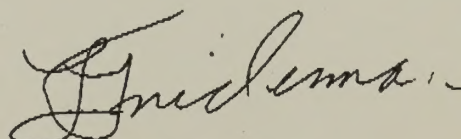
April 6, 1992

Attn: Sign Permits
RE: Proposed Sign on South/West
Corner of 108 James St. N
(Tivoli Theatre)

Dear Sir/Madame:

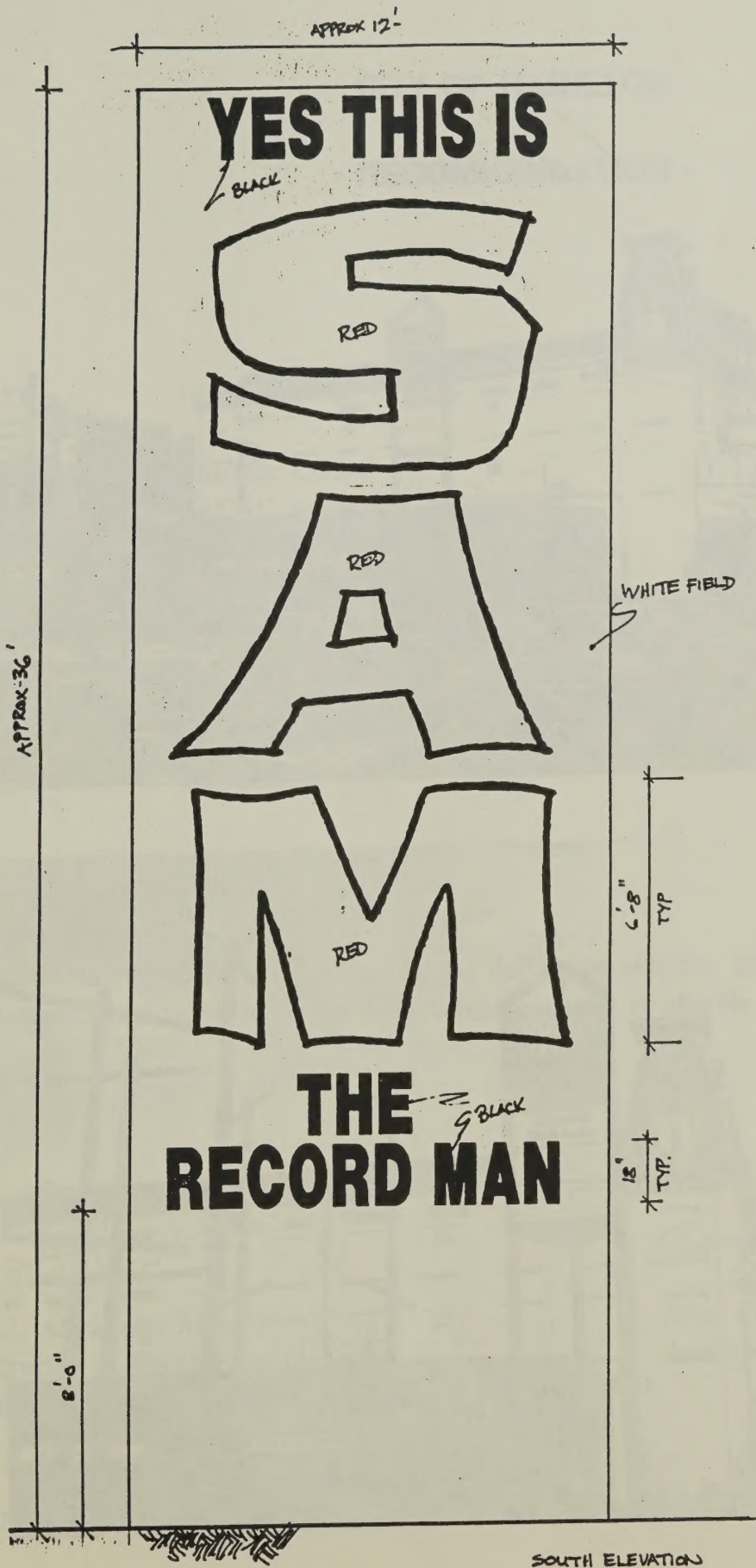
This is to certify that the proposed sign described above shall be temporary in nature and shall remain in place until such a time as the Theatre is restored at which time it shall be removed.

Yours truly,



Lana Sniderman
Vice-President

LS*do



SAM THE RECORD MAN
 EXTERIOR WALL SIGN
 ON SW CORNER OF
 108 JAMES ST.
 HAMILTON, ONT
 MAR. 27/92
 3/8" = 1'-0"

SOUTH ELEVATION

Construction of sign: plywood with black and red (SAM) letters on a white background.



Photographs showing proposed location of "Sam the Record Man" sign: south facade (facing James Street North) below corner tower. Sign will extend three full storeys from ground level.

8

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 14 April 1992

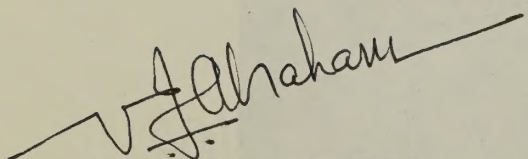
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

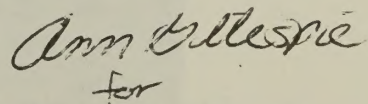
SUBJECT: Zion United Church, 69 Pearl Street North - Heritage Funding
Application

RECOMMENDATION:

That heritage funding be approved for the designated property of **Zion United Church** at 69 Pearl Street North based on the accompanying list of eligible projects.



V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department

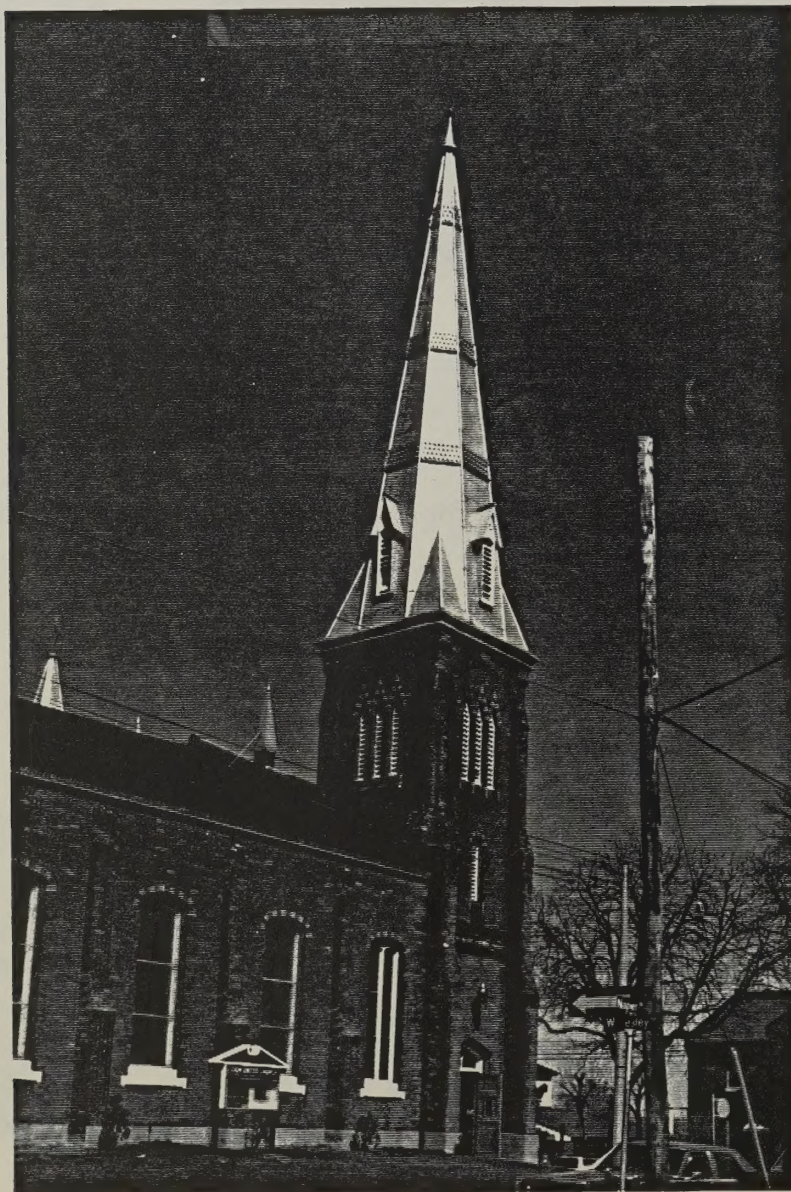


Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. Zion United Church, designated in 1991, has applied for municipal heritage funding to undertake brick masonry conservation work. The church is interested in applying for a Designated Property Grant (maximum \$3000) and possibly also a low-interest loan from the Community Heritage Fund.
2. Photographs and list of eligible projects available at meeting.



CITY OF HAMILTON

- RECOMMENDATION -

9

DATE: 15 April 1992

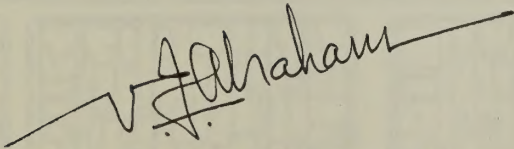
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V. J. Abraham, M.C.I.P.
Director, Local Planning Branch

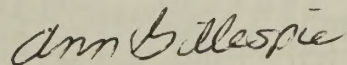
SUBJECT: Hamilton-Wentworth Archaeological Foundation -
Grant Application to the City of Hamilton for the
Loretto Academy Site Urban Archaeology Project

RECOMMENDATION:

That LACAC support the grant application of the Hamilton-Wentworth Archaeological Foundation to the City of Hamilton for the Loretto Academy Site Urban Archaeology Project on the basis that the site is archaeologically significant and the proposed investigation would make an important contribution to our knowledge of the City's early history (subject to the necessary funding contributions being approved by Earthwatch Foundation, and the provincial and federal governments).



V. J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

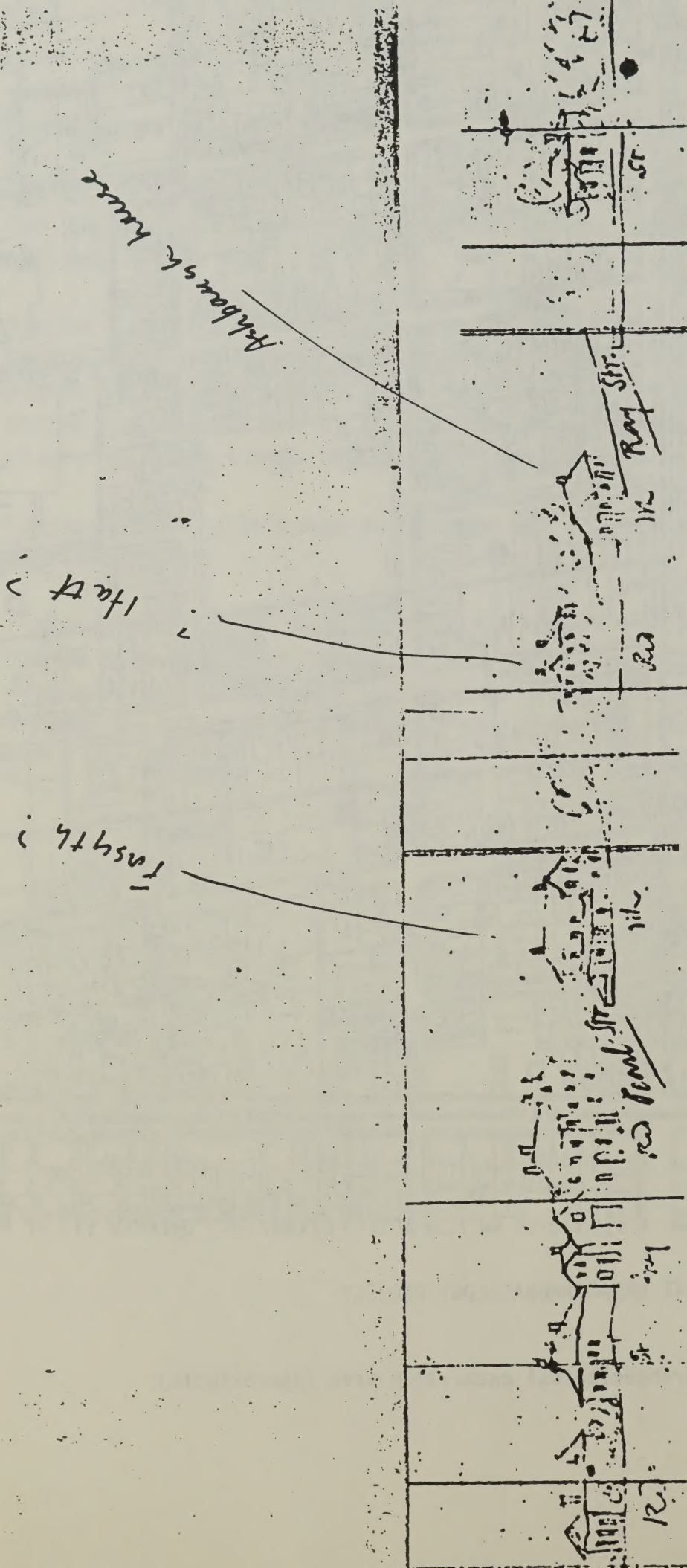
FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. This recommendation is in response to the attached memo, which refers the grant application to LACAC.
2. Attached is documentation supplied by archaeologist Rita Michael, Executive Director of the Hamilton-Wentworth Archaeological Foundation, which explains the purpose, scope, phasing, and financing of the project (including the allocation of the \$13,500 grant requested from the City), and the benefits to the current owner of the property, the Roman Catholic Separate School Board.
3. Current map showing the Loretto Academy site and 1851 drawing of buildings on site are attached.
4. According to Ms. Michael, negotiations with the Roman Catholic Separate School Board to allow the Hamilton-Wentworth Archaeological Foundation to proceed with this project are still in progress. The site of the former Loretto Academy, the fenced in plot of land on the north side of King Street West between Pearl and Ray Streets, is now vacant.



E. Whitefield drawing, Hamilton 1851 in Reeds Map Library, McMaster University



CORPORATION OF THE CITY OF HAMILTON

MAR 22 1992

MEMORANDUM

REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH

TO: Charlene Coutts, Secretary
Local Architectural Conservation
Advisory Committee

YOUR FILE:

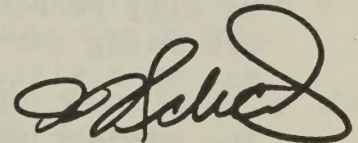
FROM: J. J. Schatz
City Clerk
City Clerk's Office

OUR FILE:
PHONE: 546-2727

SUBJECT: HAMILTON-WENTWORTH
ARCHAEOLOGICAL FOUNDATION -
GRANT APPLICATION

DATE: 1992 March 24

This is to inform you that City Council at a special meeting held 1992 March 19, in adopting the Third Report of the Committee of the Whole on 1992 General Grants, directed that the grant application from Hamilton-Wentworth Archaeological Foundation, a copy of which is attached hereto, be referred to the Local Architectural Conservation Advisory Committee.



att.
c.c. Alderman D. Ross, Chairperson, Finance and Administration Committee
K. Beattie, Grants Co-ordinator
Hamilton-Wentworth Archaeological Foundation



HAMILTON-WENTWORTH ARCHAEOLOGICAL FOUNDATION

Box 84, McMaster University Post Office
Hamilton, Ontario L8S 1C0
(416) 524-1384

December 28, 1991

D.K. Beattie,
Grants Co-Ordinator,
The Corporation of the City of Hamilton,
City Hall,
71 Main St. W.,
HAMILTON, ONTARIO. L8N 3T4

Dear Mr. Beattie:

I am pleased to submit for your consideration, our grant application.

This grant would assist us as we put together a large urban archaeology project centred on the former Loretto Academy site. The project is supported by Earthwatch Foundation, a U.S. based research organization that provides volunteers and financial assistance for worthy scientific projects.

Signing and publicity will be very important since I expect we will receive hundreds of visitors over the two years that are being earmarked for the project. We hope to be able to set up a visitors gallery on site, hopefully in a trailer.

The project will bring 21-30 people to Hamilton, probably all Americans. I know the city will want to be part of this new and exciting archaeological project that will be exploring the domestic/retail/commercial aspect of 1840 Hamilton in the Forsyth and Ashbaugh sites located at the corners of Ray/King and Pearl/King.

Should you have any questions, please call me at the above number.

Yours truly,

Rita Michael

Rita Michael
Executive Director

enc.

165



HAMILTON-WENTWORTH ARCHAEOLOGICAL FOUNDATION

Box 84, McMaster University Post Office
Hamilton, Ontario L8S 1C0
(416) 524-1384

March 19, 1992

GRANT APPLICATION PRESENTATION TO THE CITY OF HAMILTON COUNCIL FOR THE LORETTO ACADEMY SITE URBAN ARCHAEOLOGY PROJECT

This urban archaeology project is focused on the strip of land on King St. between Pearl and Ray on which there were at least two residence/commercial buildings of Caleb Forsyth and Frederick Ashbaugh. Both these men, good friends, owned large farms on Main St. W. Ashbaugh owned 115 acres Between Longwood and Cline up to Coote's Paradise and Forsyth owned the land now taken up by McMaster U. Ashbaugh was a potter as well as farmer and the house he built at Ray and King on 1/4 acre of land may have held another pottery since his son Oliver, the only son to take up potting, lived there between 1835 and 1842 when the land was sold to John Ogilvy Hatt, Sir Allan MacNab's law partner. Forsyth is said to have operated a butcher shop on his lot at Pearl and King.

Hatt had a large estate on the land, but lost it to the Commercial Bank. The land was sold to the Roman Catholic Church who in turn sold it to the Sisters of Loretto in 1866. All the buildings along King St. were taken down thus providing archaeology with a sealed/closed deposit, i.e. nothing was built over the ruins.

During the early 1860's, some of Hatt's buildings were used by the military for billeting purposes during the Fenian scare.

The lot went as a Crown Patent to Caleb Reynolds in 1796 who sold it to Jean Baptiste Rousseau in 1803. His widow, Margaret sold it to James Mills and Peter Hess who then divided it up. Amongst some of the more notable people buying in that area were: Colin Ferrie, Nathaniel Hughson jr (Ashbaugh's son-in-law), George Chisholm, Harriet Gage, some of the Mill's family and Hatt.

Earthwatch, an International Research Institute, based in Boston, has expressed interest in sponsoring/funding this kind of project. It would provide volunteers in teams of 10, for up to four weeks, and per capita funding. Other funding would come from both Federal and provincial sources as well as from local. The project was taken to the Roman Catholic School Board two years ago and received positive verbal approval, but we have been unable to get written authorization to proceed. Authorization is required in order to get a provincial license to conduct the project and all our supporters must know that this is an authorized project.

2.....

With a tentative budget at about \$250,000.00 we planned a three Phase project:

Phase I - assessment of area to be studied by doing subsurface magnetic testing and controlled test-hole digging to determine where the structures are located

Phase II - excavation at Ray and King (Ashbaugh site)

Phase III - excavation to continue west to Forsyth site

The project would then move into the processing and report stage that would take another two years.

The land would then be returned to the state it was in before the project started.

GRANT: The grant would help fund the following:

Signing for the project (highly visible location);

Partial cost of on site trailer rental for displays/office;

Cost of student salary who would provide tours of site to the general public;

Cost of literature, i.e. brochures, historical background etc. of the project.

The Hamilton-Wentworth Archaeological Foundation is a Non-Profit organization, incorporated in 1986 to serve this region.

We sincerely hope the Council will look favourably on our request because we feel it will bring a benefit to the City of Hamilton and this region. All volunteers would be bringing tourist dollars and our citizens would learn about the interesting history that lies everywhere in the downtown core.

Sincerely yours,

Rita Michael

Rita Michael, M.A.
Executive Director
Archaeologist

THE HAMILTON-WENTWORTH ARCHAEOLOGICAL FOUNDATION PROPOSAL TO THE
ROMAN CATHOLIC SEPARATE SCHOOL BOARD OF HAMILTON-WENTWORTH

QUESTION

ANSWER

What is HWAF?

The Hamilton-Wentworth Archaeological Foundation is a volunteer, registered, non profit (1985) organization dedicated to informing H-W about its archaeological resources and responsibilities to that resource. HWAF is affiliated with McMaster University.

What does HWAF do?

HWAF offers a variety of activities including public lectures, field and lab training programs, artefact identification workshops, faunal and floral identification workshops and consulting services as these relate to H-W. It supports the archaeological master plan concept for the region, i.e. it supports the idea that archaeology must be part of the planning process.

Why is HWAF interested in the Loretto Academy property?

The Loretto Academy site presents in micro-cosm a camera shot of Hamilton history. Its location on the ancient Lake Iroquois beach bar offers an opportunity to document potential prehistoric use. The 100 acre lot was patented in 1796 to C. Reynolds who sold it to J.B.Rousseaux whose widow Margaret sold it to J. Mills & P. Hess who in turn began to subdivide it. F. Ashbaugh bought 1/4 acre (Ray/King) in 1835 from S.Mills and his friend Caleb Forsyth bought the same at Pearl/King from Colin Ferrie, in 1837. Nathaniel Hughson jr., Ashbaugh's son-in-law, also bought land in this block. John Ogilvy Hatt, MacNab's law partner began to buy into this block in the 1840's. He acquired the Ashbaugh land in 1853 from Ashbaugh's estate, and the Forsyth land in 1856 from his estate. Hatt built a fine farm but later lost it to the bank which sold it to the Catholic Church. The Ashbaugh/Forsyth homes were torn down by Hatt. This means that we have a unique opportunity to study urban domestic/commercial land use at the start of Hamilton's development. Forsyth is said to have had a butcher shop and Ashbaugh may have operated another pottery.

This provides us with a closed context site one whose occupation dates can be documented and one that has not been subsequently disturbed by further development.

What could we expect to document?

There is a very good chance that foundations of all buildings would be uncovered, including residence, outbuildings such as privies, wells, icehouse, toolsheds, etc. None of these would be buried very deeply. The data provided would allow us to say something about a short, very exciting period of Hamilton history at a time when Hamilton was beginning take its place as the western transfer point for trade. Nothing of this kind has been undertaken in Ontario which would give Hamilton another first, amongst the many it already has to its credit.

How does HWAF propose to do this research?

We are planning a 4 phase program:

Phase I - organize a controlled assessment of the area to be studied including subsurface testing by U. of T. physics dept. to determine foundation locations; organize the historical records and do further research to provide context; plan excavation strategy based on assessment results and historical records

Phase II - organize field schools with Earth-watch and HWAF;
organize funding (Fed/Prov/local;
begin excavation (Ray/King corner)
(pt.1 6 wks);
continue excavation (pt. 2 6 wks)
June-September;
organize program for public tours
of site and field lab;

Phase III - continue as above for 2nd year

Phase IV - processing, analysis, report
(2 years)

How much land will be affected?

A small area of the total site would be

affected, a parcel on each corner of Ray/King/Pearl/King of 16,500 sq. ft. each or about half an acre. Only the corner lots are part of the study.

Will archaeology affect future land use?

Absolutely not! The information under the soil will be documented and the land will be available, as it is now, for use. Land itself has no historical value in and of itself, only what is on or in it has value to archaeology for what it can tell us about the past. We do not expect to find native burials, native villages, and even if we did, these would be removed thus leaving the land available for re-use.

Two years is a long time, what if the Board wants to sell, or build?

We would be using the site May-October. Given the fact that organizing urban redevelopment takes several years, we see no impediment to the board to proceed with its agenda for the land. Since the site has archaeological value it may be subject to an archaeological assessment as a condition of Draft Plan Approval (LACAC has already been asked to comment on it) which would mean the entire site would require assessment not just the small section we propose to study. This would take some time and money to do. We feel that with good communication no impediment would be placed on the board to proceed with its agenda nor to use that part of the site it now uses for bus parking.

What is Urban Archaeology?

Urban archaeology means doing archaeology in an urban context on sites that may not have been originally urban or it can mean doing archaeology on urban sites themselves. Neither the Ashbaugh nor Forsyth lands would have been considered urban in 1840, but rather on the fringe, placing themselves to serve the growing urban community to the east. This in itself is of some interest to historians, i.e. the urban/country inter-relationships as they developed at a specific

time (1835-1856). How were their buildings organized, how were they built, what kinds of materials were they using and what kinds of food were they eating, what sorts of business were they engaging in?

All these questions archaeology attempts to answer.

Rita Michael believes that Ashbaugh and Forsyth were moving closer to their markets in order to serve the growing urban centre. Their farms were further west from Longwood to McMaster University, a long walk or drive from the urban centre. Both men were nearing the end of their lives and saw the economic benefits of owning urban land.

What if something goes wrong, does HWAF have insurance?

There has never been any problems with any licensed archaeology in Ontario and none can be foreseen for this project. Earthwatch insures its participants and HWAF carries a 2 million dollar liability bond. Safety is of utmost importance on any site and those working on it must adhere to strict safety rules.

On site security would be provided.

What's in it for RCSSB?

Quite a lot actually! All artefacts recovered from the site would belong to the Board (but archaeologically recovered materials cannot be sold). All artefacts would be turned over to the Board after they have been processed and analysed. These would provide a research and teaching data base of unlimited possibilities. The Board could participate in the project by offering a credit course for the upper levels (10-13). This course could be developed in consultation with the Foundation archaeologist.

The positive publicity that the Board would receive would be inestimable. The Board will be seen as taking an active interest in Hamilton's history as well as its own, while providing educational and research opportunities to a wide range of people. The Board could organize a continuing education program for adults only that could tap into the project.

The Board would have a history of the land

and its long connexion with Roman Catholic institutions, a connexion that goes back over 150 years.

What if RCSSB denies access & cooperation?

Numerous archaeologists, teachers, students, volunteers and individuals would be very disappointed. For while the Board publicly states that it is committed to quality education, and having control of an important piece of land on which there are resources of historical importance, i.e. the site contains a literal warehouse of knowledge, it will be preventing the dissemination of this knowledge. The Board will lose a unique opportunity to explore not only Hamilton's history but a bit of its own history not to mention the lost educational opportunities.

How is this project to be funded?

Funding will not be a big problem because of the uniqueness of the project. We have had verbal commitments from Federal, Provincial, and local (City of Hamilton) as well as the funding provided by Earthwatch to support its participants in the project. We expect funding through the Ontario Heritage Foundation, the Ministry of Tourism, Ministry of Education (a possibility not yet tapped), Ministry of Culture & Communication, and our own Foundation. Local school boards who wish to participate would do so through grants that support educational tours to such a project.

Who would direct the project?

The entire project is the brain child of HWAF archaeologist Rita Michael who has been researching the Ashbaugh red earthenware pottery site in Westdale since 1982. Rita would direct and teach with paid field and lab assistants.

CITY OF HAMILTON

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- RECOMMENDATION -

DATE: 15 April 1992

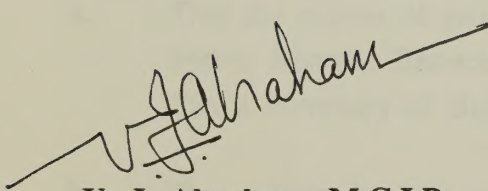
REPORT TO: Charlene Coutts
LACAC Secretary

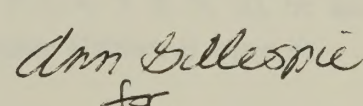
FROM: V. J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Representatives to Attend 1992 Provincial LACAC
Conference

RECOMMENDATION:

That two members of LACAC or a sub-committee be appointed to attend the 1992 Provincial LACAC Conference in Peterborough, June 11-13, 1992.


V. J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


for
Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: Partial funding provided by the Ontario Ministry of Culture and Communications, Skills Training Program.

BACKGROUND:

1. A copy of the program for this conference was included in the package of information items with the last agenda (item #4d).
2. An application has been made for partial funding under the provincial Skills Training Program for three LACAC representatives to attend this conference, including one Heritage Planning staff member.

The grant would cover two-thirds of the total cost of registration (eligible amount excluding any meals included within the total early registration fee of \$117.70) and transportation. LACAC members would be responsible for paying the balance of the expenses (meals and accommodation).

3. NOTE: The grant will only cover two-thirds of the early registration fee of \$117.70, which must be paid by April 19. The conference fee after this date is \$171.20. Please contact Heritage Planning staff prior to this date if you are interested in attending the conference at the lower registration fee.

L A C A C

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LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 15 April 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: C.F.R.B. Hamilton, 590 Catherine Street South - Additions
to Inventory of Buildings #2, 4, 5, 8, 9 and 10.

RECOMMENDATION:

- a. That the cluster of principal buildings around the parade ground of the Canadian Forces Reserve Barracks, identified as Buildings # 2, 4, 5, 8, 9, 10, be added to the City's Inventory of Buildings of Architectural and/or Historical Interest.
- b. That a letter be sent to Commander A. Woodrow, Commanding Officer of HMCS Star, advising him that these buildings have been added to the City's Inventory of Buildings of Architectural/ Historical Interest and explaining the purpose and implications of listing buildings on this Inventory.

BACKGROUND:

1. In response to the request from Canadian Parks Service architectural historian Fern Graham for comments from LACAC on the local importance of the original naval reserve buildings, the attached letter is being sent on LACAC's behalf.
2. In order to provide a response, LACAC at its last meeting (March 20) requested the Research Sub-committee to evaluate the two 1943 buildings (subject to an evaluation by the Federal Heritage Buildings Review Office). These buildings were subsequently evaluated in accordance with the criteria used for listing buildings on the Inventory. The complex of 1940s and 50s naval reserve division buildings surrounding the parade square was evaluated as a whole and was deemed worthy of listing on the Inventory. The specific buildings which comprise this complex (excluding ancillary structures) are identified as Buildings #2, 4, 5, 8, 9 and 10.
3. Map, photographs and background report attached.

L A C A C

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

April 15, 1992

Ms. Fern Graham
Architectural History Branch
Canadian Parks Service
Les Terrasses de la Chaudiere
10 Wellington Street
Hull, Quebec
K1A 0H3

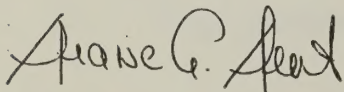
**RE: FHBRO Evaluation of Original 1943 Buildings at CFRB Hamilton,
590 Catherine Street North**

Dear Ms. Graham:

In response to your request for LACAC's comments on the local importance of the original naval reserve buildings at CFRB Hamilton, the matter was brought to the Committee's attention at its last meeting held March 20th. Photographs taken on a recent site visit made by two LACAC representatives were available at this meeting. As the buildings were not listed on the City's Inventory of Buildings of Architectural/ Historical Interest, LACAC requested its Research Sub-committee to evaluate the buildings at its next meeting. The buildings were subsequently evaluated in accordance with the criteria used for listing buildings on the Inventory. The cluster of 1940s and 50s buildings around the parade ground were rated as a complex rather than individually. This group of buildings easily met the criteria for listing (evaluation summary sheet enclosed). The Research Sub-committee will be forwarding a recommendation to LACAC at its next meeting on April 24th that the principal buildings around the parade square (#2, #4, #5, #8, #9 and #10) be added to the Inventory. Consideration may also be given to listing the 1954 administration building (#1) at some point in the future. As with other buildings listed on the Inventory, encouragement is given to their preservation and sympathetic renovation.

The recent publication of HMCS Star: a Naval History to commemorate the 50th anniversary of Star, clearly shows the pride of this naval reserve division in its important role, both past and present, in the Royal Canadian Navy. This book, along with the HMCS Star Museum and the restoration and display of artefacts, such as the HMS Ramillies bell, make a significant contribution to the preservation of our naval heritage. We should not, however, overlook the fact that the HMCS Star buildings themselves are also part of this heritage. Moreover, with many of these once common temporary wartime naval reserve buildings now lost, the few surviving examples take on a greater importance, both locally and nationally.

Sincerely,

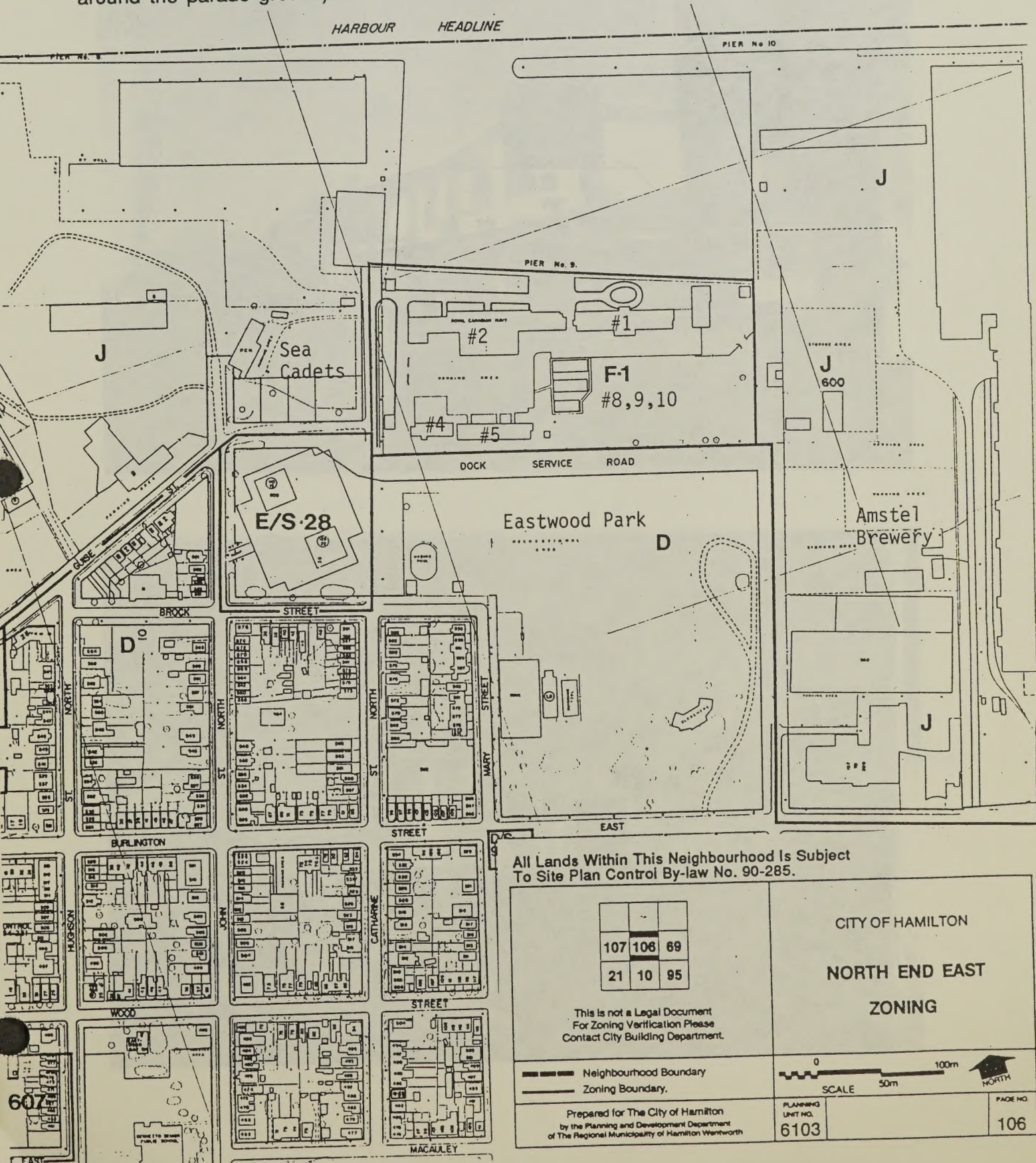
A handwritten signature in dark ink, appearing to read "Diane G. Dent". The signature is fluid and cursive, with the first name "Diane" and last name "Dent" clearly distinguishable.

Diane Dent
Chairman, Hamilton LACAC

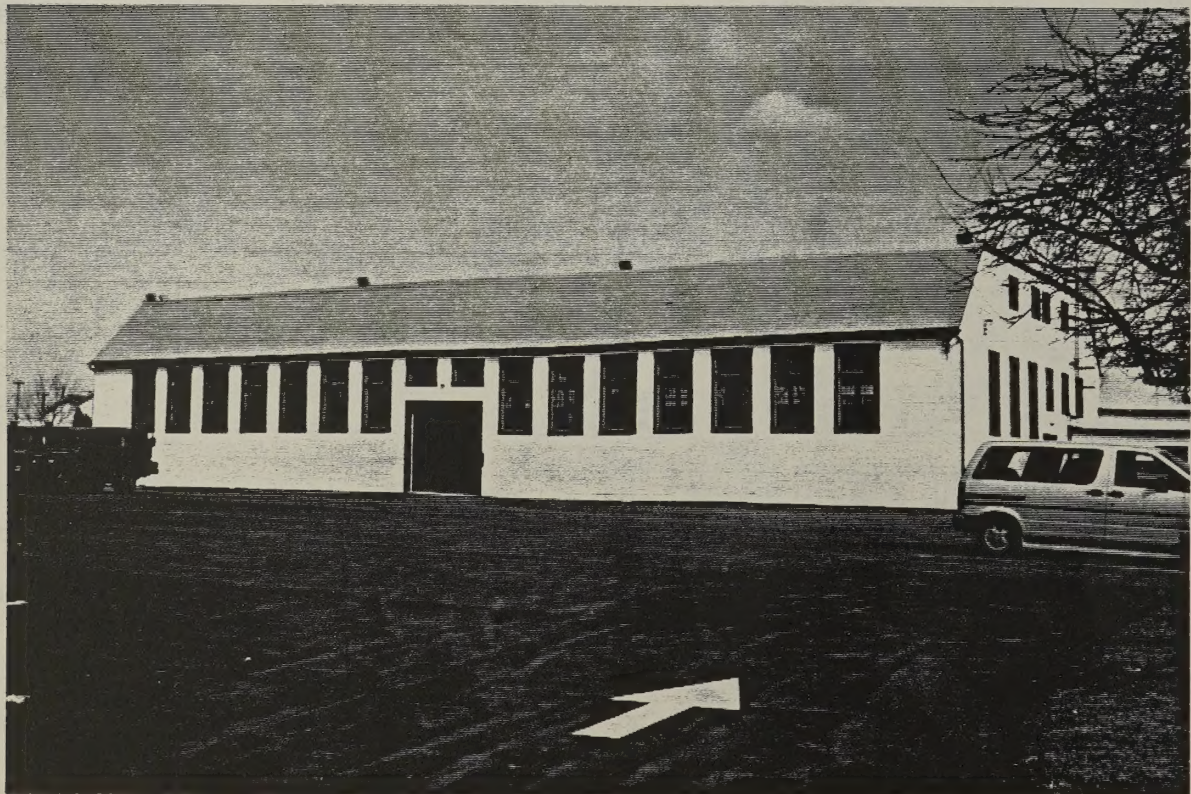
CFRB Hamilton

(Canadian Forces Reserve Barracks)

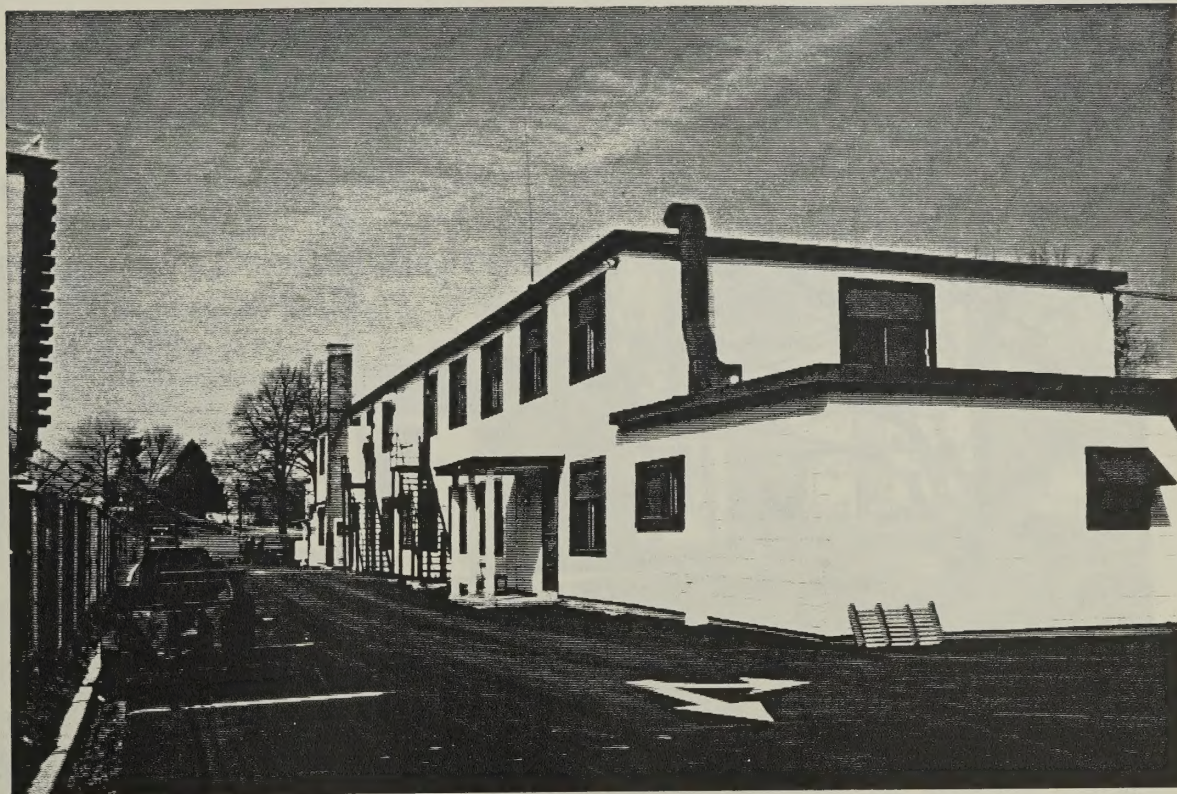
Buildings recommended for listing on the City's Inventory of Buildings of Architectural and/or Historical Interest: #2, #4, #5, #8, #9 and #10 (cluster of 1940s and 1950s buildings around the parade ground).



Building #2 (1943). View from harbourside (top) and parade ground (Drill Hall).



Building #5 (1943): View from south and dining hall.



Buildings # 8, 9, 10 on east side of parade ground (top) and Drill Hall interior.



CFRB Hamilton
(Canadian Forces Reserve Barracks)
590 Catherine Street North

CURRENT STATUS (April 1992)

Property owned by the federal government (Department of National Defence).

In accordance with the Government of Canada's policy on federal heritage buildings, departments proposing to acquire or to dispose of a building 40 years old or older must obtain the advice of the Federal Heritage Building Review Office (FHBRO) regarding the degree of protection which the building may require.

The two original 1943 buildings of CFRB Hamilton are in the process of undergoing a FHBRO evaluation. A research report is presently being prepared by Canadian Parks Service architectural historian, Fern Graham. The evaluation will determine whether the buildings have sufficient historical importance and architectural merit to warrant preservation. In the event that the main building (#2) were to gain the status of a "recognized" federal heritage building, DND would then have to consult with the Review Office if plans to alter or demolish the building were made.

In response to a request from the architectural historian for comments from the Hamilton LACAC on the local importance of these buildings, the Research Sub-committee evaluated the cluster of 1940s and 1950s buildings around the parade ground according to criteria used for listing buildings on the City's Inventory of Buildings of Architectural and/or Historical Interest and deemed the complex to be worthy of adding to this Inventory. As a result of this evaluation, a recommendation to add Buildings #2, 4, 5, 8, 9, and 10 will be forwarded to LACAC for approval at its next meeting (April 24).

CONTEXT

Located at the foot of Catherine Street North between the waterfront and Eastwood Park. Two original (1943) and several 1950s buildings are grouped around parade ground, with main building (#2) facing the waterfront.

To the south: Eastwood Park and older residential neighbourhood, with two high-rise buildings at north-west corner of reserve base.

Land immediately to east of base occupied by Royal Canadian Sea Cadets' building and the Hamilton Harbour Commissioners' Pier No. 8; to the west is factory complex of Amstel Brewery Canada Ltd.

PLANNING INFORMATION

Zoning

F-1 (Special Waterfront District).

Land to east and west: **J** (Light and Limited Heavy Industry, etc.)

Land to south: **D** (Urban Protected Residential) and **E/S 28** (Multiple Dwellings, Clubs, Lodges, etc.) with site-specific zoning for the two high-rise apartment blocks.

Official Plan/ Neighbourhood Plan

Designated as **Open Space** in the Official Plan and North-End East Neighbourhood Plan.

HISTORY

History of RCNVR and HMCS Star

1863: First naval unit in the City, the Hamilton Naval Co., formed.

1923: Half Company of the RCNVR (Royal Canadian Navy Volunteer Reserve) authorized; first accommodated in the Sail Loft at 469 Bay Street North; relocated in 1937 to Vinegar Factory beside the Custom House (navy use continued through WW2).

1941: Hamilton Naval Reserve Division commissioned as HMCS Star, Nov. 1 (when commissioning of all existing naval reserve divisions took place); one of nine new naval reserve bases built in the country between 1939 and 1945, with ten others retaining their pre-war quarters.

Announcement made following the commissioning of HMCS Star that the federal government intended to erect a new naval barracks on reclaimed land along the waterfront at Eastwood Park, the first new establishment in the navy's inland flotilla of training ships called stone frigates.

1943: New naval barracks erected to accommodate HMCS Star. Two original buildings comprised Building #2 (Drill Hall, offices and mess hall) and Building #5 (barracks), located on opposite sides of parade ground.

1952 - 1960: Great Lakes Training Centre (G.L.T.C.) also occupied naval reserve.

1953 - 1968: Base also housed the Commander of Naval Reserves Division, the national headquarters for the training and administration of naval reserves (moved to Quebec in 1968). NOTE: A major factor in the selection of the Hamilton site was its docking facilities for large navy vessels.

1954: Headquarters building for C.O.N.D. erected (Building #1).

1956: Administrative unit associated with the Commander of Naval Reserves Division commissioned as HMCS Patriot (decommissioned in 1968); necessitated construction of second barracks (Building #4).

HMCS Star's function expanded from simple recruitment and basic training to specialized training for men from various parts of the country. Star's specialist category of technical skills training was radio and electricity; HMCS Star thus became the central radio communication centre for naval reserves across the country.

1967: Unification of the forces in 1967 resulted in the use of the Hamilton base by both the navy and army, and its change in name to CFRB Hamilton.

Present: CFRB Hamilton now includes HMCS Star, 23rd Hamilton Service Battalion (militia) and the affiliated 23rd Medical Company, as well as various army and air cadet corps. Royal Canadian Sea Cadet Lion presently located in building opposite entrance to reserve base. NOTE: New recruits are now all trained in Halifax.

Past/ Present Use of 1940s/ 50s Buildings

Building #2 (ship proper) has served continuously as a training centre; main entrance at east end (stern), where one enters the quarterdeck with Commanding Officer's cabin beside entrance to the Commanding Officers' Mess Hall (originally the Ward Room). Off the central drill deck on the north side were classrooms, a recreation room, Sea Cadets' room and seamanship rooms. Forward in the ship (west end) were a recruiting office, the dental clinic, the surgeon lieutenant's office, and various storerooms.

Building #5 (original barracks block) originally housed the ship's galley and the petty officers' quarters as well as two dormitories on the second floor with sleeping accommodation for up to 150 men. Barracks block again provided sleeping accommodation when the base housed the Great Lakes Training Centre. Kitchen and dining hall still located on ground floor; upper floor occupied by the medical unit.

Building #4 (second barracks block) now houses the Chiefs' and Petty Officers' Mess Hall on the ground floor and the medical unit on the second floor.

Buildings #8, #9 and #10 (originally radio shacks): band hall (#8), air cadets (#9), militia and land cadets (#10).

Historical Significance

1943 HMCS Star buildings: first buildings in the City to be erected for the exclusive use of the navy.

HMCS Star: ranked 5th out of 19 naval reserve bases in terms of the number of men recruited and was one of the largest and most successful inland recruitment and training centres in Canada (enrolled and partially trained 7000 sailors and officers in preparation for further training and assignments during WWII); also became the central radio communication centre.

Naval reserve base: accommodated HMCS Star and for over a decade also served as the headquarters for the Commander of Naval Reserve Divisions with its associated unit, HMCS Patriot, and housed the Great Lakes Training Centre. The Hamilton base had and still has the only naval reserve waterfront in the country capable of accommodating large vessels; it is a major port of visit for the Great Lakes Deployment of War Ships.

ARCHITECTURE

Design, Construction and Condition of Buildings #2, 4, 5, 8, 9 and 10

Building #2 (1943): wood frame and steel truss construction with asbestos shingle siding and a concrete foundation. Roof construction: wood beams with bridging steel lattice trusses.

Alterations: original hardwood floor of Drill Hall has been replaced by poured concrete and linoleum tile.

Building #5 (1943): wood frame construction with asbestos shingle siding.

Alterations: original windows (probably like the double vertical sash wood windows of Building #4) have been replaced with horizontal sliding windows and solid upper panels; original open dormitory space has been partitioned for offices.

Building #4 (late 1950s): concrete block construction.

Buildings #8, #9, and #10 (late 1950s): frame construction with wood siding.

Condition of Buildings #2, #4 and #5: good, especially considering that they were only designed for temporary use and were built on landfill; these structures have proved to be remarkably resilient to the continuous ground shifting and have retained their structural

soundness despite distortion of building frames, walls and floors, and door and window openings. Building #2 was substantially upgraded in the 1970s and 1980s.

Condition of Buildings #8, #9, and #10: reasonably good except for Building #8, where the floor has heaved and buckled.

Architectural Significance

Evaluation of architectural historian, Fern Graham (Canadian Parks Service):

Architecturally, the [original 1943] building is of a general type of wartime structure that has no pretense to style or beauty. However, these wartime "temps" are now being recognized as a distinct building type, relics of a crucial period in Canadian history, in this case the emergence of a Royal Canadian Navy, and its distinguished record during the Second World War. FHBRO (Federal Heritage Buildings Review Office) is in the process of evaluating many military buildings, some of which were built during WWII. Among those already recognized to have heritage merit are the Rockcliffe Hangars in Ottawa (demolished), the Pleasantville site (38 buildings) at St. John's Nfld., two hangars at Goose Bay and two at Yarmouth, the stone frigate at Esquimalt, B.C., and several others.

Ms. Graham has also determined that surviving wartime "temps" appear to have been mostly built as aircraft hangars (which were well suited to drill practice) or were modelled on the "hangar" prototype. All of these buildings share a common plan, in which the office wings run alongside the drill hall. Hamilton's Building #2, with its longitudinal wings, appears to be unusual in this regard.

MAIN SOURCES

Commander Robert J. Williamson, ed., HMCS Star: A Naval Reserve History (Hamilton:1991). 50th Anniversary Edition.

Conversations with and information supplied by the following individuals:

Fern Graham, Architectural Historian, Architectural History Branch, Canadian Parks Service
Cdr A. Woodrow, present Commanding Officer, HMCS Star
Cdr R. Williamson, former C.O., HMCS Star
SLt Roy Morley (conducted tour of buildings)

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ADDITIONAL POINTS OF INTEREST

The first and most successful UNTD (University Naval Training Division) program was introduced at McMaster University circa 1943.

Building #2 houses the HMCS Star Museum, which includes a model of a Corvette, battleship used in WWII (only one surviving example located in Halifax, which has been restored).

In 1980, the bell of HMS Ramillies, a warship which played an important role in protecting Halifax Convoys from German surface raiders in 1941, was presented to HMCS Star. It is now fittingly displayed on the lawn outside the quarterdeck entrance overlooking the harbour.

The ship's bell of HMCS Star was recently inscribed with the names of all the children baptized at Star (in accordance with naval tradition); it is one of the few engraved bells in Canada.

CA4 ON HBL G37
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J.J. SCHATZ
CITY CLERK

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

TEL: 546-2700
FAX: 546-2095

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

Friday, 1992 May 29
12:00 o'clock noon
Room 219, City Hall

Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee

A G E N D A

1. **ADOPTION OF MINUTES**

Minutes of the meeting held 1992 April 24

2. **BUSINESS ARISING FROM THE MINUTES** (no copy)

3. **PRESENTATION**

- a) Hamilton-Wentworth Archaeological Foundation - Proposed Urban Archaeology Project, Loretto Academy Site - Presentation by President and Secretary, Virginia Mendes Da Costa and John Ross
- b) Report from the Research Sub-Committee re: Hamilton-Wentworth Archaeological Foundation

URBAN MUNICIPAL
MAY 27 1992
GOVERNMENT DOCUMENTS

DIRECTOR OF LOCAL PLANNING

4. Designation Recommendation - Church of St. Thomas, 16 West Avenue South
5. Heritage Funding Application - 188 Markland Street

RESEARCH SUB-COMMITTEE

6. Additions to Inventory - 89, 91 Wentworth Street South

7. **SUB-COMMITTEE REPORTS**

- a) Research Sub-Committee - Minutes of meetings held 1992 April 29, March 24 and March 10
- b) Education Sub-Committee (no copy)
- c) Joint Plaquing Sub-Committee - Minutes of meeting held 1992 April 7

8. **NEXT MEETING DATE**

Discussion Re: Rescheduling next meeting to 1992 June 15 (no copy)

9. **OTHER BUSINESS**

10. **ADJOURNMENT**

Friday, 1992 April 24
12:00 o'clock noon
Room 219, City Hall

The Local Architectural Conservation Advisory Committee met.

There were present: Diane Dent, Chairperson
Reg Wheeler, Vice-Chairperson
Alderman Frank D'Amico
Alderman William McCulloch
Brian Henley
Jeffrey Martin
John Mokrycke
Jane Rigby
Robert Brough

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Regrets: Robert Rankin

Also present: Alderman Bernie Morelli
Ann Gillespie, Planning Department
Caroline Floroff, Planning Department
Vladimir Matus, Planning Department
John Gamble, Building Department
Joy Dubbeld, Planning Department
Trevor Garwood-Jones, Trevor Garwood-Jones Architects Inc.
Marnie Piggot, Education Sub-Committee
Alene Fallon, Durand Neighbourhood Association
Janet Black, Chairperson, Education Sub-Committee
David Black
Charlene Coutts, Secretary

At the beginning of the meeting, the Secretary administered the Oath of Office to Vice-Chairperson, Reg Wheeler as he was not in attendance at the last meeting.

1. ADOPTION OF MINUTES

The Committee was in receipt of the minutes of the Local Architectural Conservation Advisory Committee for its meeting held 1992 March 20 and the minutes were amended on Page 3, Item No.7 - the first sentence of the last paragraph was changed to read as follows:

Rob Brough, Chairperson of the Research Sub-Committee, stated that the scale of the sign is not in proportion to the size of the building and would be inappropriate for the Gore Park area.

The minutes were adopted as amended.

2. BUSINESS ARISING FROM THE MINUTES

(i) Joint Plaquing Sub-Committee

Diane Dent asked the Committee Secretary to contact the Secretary of the Joint Plaquing Sub-Committee to ensure that her name is added to the mailing list to receive Meeting Notices of the Joint Plaquing Sub-Committee. Diane Dent also suggested that the Joint Plaquing Sub-Committee prepare a chronological report of the buildings and the dates that they are to be plaqued. The Secretary agreed to follow up on this matter.

3. DIRECTOR OF LOCAL PLANNING

(i) St. Clair Boulevard Heritage Conservation District

The Committee was in receipt of a report dated 1992 April 15 from the Director of Local Planning respecting the St. Clair Boulevard Heritage Conservation District.

Ann Gillespie circulated a copy of the St. Clair Boulevard Heritage Conservation District Background Study and Plan as prepared by the Planning Department.

In reviewing the Background Study and Plan, Diane Dent suggested that a letter be sent to the Commissioner of the Planning Department asking that special mention be made of the individual staff members that prepared the report within the report itself. It was also suggested that in this letter a request be made to have a special letter placed on the files of all staff members involved in compiling this report thanking them for a job well done.

After some discussion the Committee approved the following recommendation:

- a) That City Council give approval to designate by By-law, the St. Clair Boulevard Heritage Conservation District as outlined in the map attached to the report and marked as Appendix "A" under Part V of the Ontario Heritage Act, 1983; and
- b) That the City Solicitor be authorized and directed to take appropriate action have this District designated pursuant to the provisions of the Ontario Heritage Act, 1983; and
- c) That City Council adopt by resolution, the St. Clair Boulevard Heritage Conservation District Plan.

4. CENTENARY UNITED CHURCH - PROPOSED ADDITION - SITE PLAN APPLICATION DA 92-07

Trevor Garwood-Jones, Trevor Garwood-Jones Architects Inc., appeared before the Committee to present the plans for the restoration and addition to Centenary United Church. Mr. Garwood-Jones advised Committee members that a number of pinnacles will be replaced with limestone; that the brickwork will be repointed and cleaned; that the windows will be repaired with metal-covered wood windows; that the roof will be replaced with metal or asphalt shingles; and, that the existing heating radiators in the Sanctuary will be retained if possible.

Mr. Garwood-Jones added that he hopes to go out for Tender on this project next month.

Rob Brough advised the Committee that the Research Sub-Committee reviewed the drawings of Centenary United Church that came into the Planning Department earlier this month and raised some concerns respecting the proposed roof.

John Mokrycke also raised some concerns with respect to the design of the windows and suggested that the window detail be in wood and also suggested that the mullion bar be raised to make the windows look higher.

On behalf of the Committee, Diane Dent thanked Mr. Garwood-Jones for his willingness to appear before LACAC to update the Committee on the status of the Centenary United Church project.

Mr. Garwood-Jones added that the Church should be congratulated for being extremely co-operative in working with the Architect and the Committee on this project, and the Committee agreed to send a letter to Reverend Martin Rule in this regard.

Jane Rigby also made a suggestion that splash barriers be put along the street to protect the building and for public safety and Mr. Garwood-Jones agreed to take these matters into consideration.

6. 212 JAMES STREET SOUTH - ZONING APPLICATION 9203 FOR PROPOSED HIGH RISE OFFICE DEVELOPMENT

The Committee agreed to move this Item up on the agenda given that Vladimir Matus and Caroline Floroff of the Planning Department were in attendance to make a presentation with respect to this property.

Caroline Floroff advised Committee members that a Zoning Application has been received for 212 James Street South for a change in zoning from E-1 to CR-3 modified to permit a proposed 16-storey medical office building.

Ms. Floroff added that the Zoning Application has been circulated to all Departments for comment and is scheduled to be heard by the Planning and Development Committee on 1992 June 24.

Vladimir Matus showed drawings of the proposed development and described some planning principles of design and analysis. Mr. Matus added that he wants to come up with something to negotiate with the Architect as the architectural details of the proposed building should blend with the neighbouring buildings.

Rob Brough raised some concerns in that the Planning Department is negotiating with the Architect given that the present zoning does not permit the proposed use.

Diane Dent suggested that the Secretary obtain a copy of the OMB decision for 206 James Street South that can be referred to when deciding on a proposed use for 212 James Street South.

Alderman McCulloch advised Committee members that he met with the applicant about six weeks ago and told him that he is opposed to any development at that location.

Alene Fallon, Durand Neighbourhood Association, also appeared before the Committee to express the Association's concerns with respect to parking and the height of the building.

After considerable discussion, the Committee approved the following recommendation:

- a) That the Zoning Application 92-03 respecting 212 James Street South, be referred to the Research Sub-Committee for comment.
- b) That staff locate information on the James/Augusta Heritage Conservation District as defined in a 1982 September Report addressing potential Heritage Conservation Districts within the City of Hamilton.

The Committee agreed to invite representatives of the Durand Neighbourhood Association to the Committee meeting when the Research Sub-Committee's comments on this Zoning Application are presented.

Rob Brough also advised Committee members that he recently attended a seminar on the Zoning Application process and the Committee approved the following recommendation:

That the Research Sub-Committee present some ideas gained from a recently attended Urban Design Conference on "Creative Uses of the Zoning Application Process to Achieve Higher Quality and More Sensitive Development" at the next Committee meeting.

5. 71, 75, 89 AND 91 WENTWORTH SOUTH - SITE PLAN APPLICATION DA 92-06

Ann Gillespie presented some background information with respect to Site Plan Application DA 92-06 for the properties at 71, 75, 89 and 91 Wentworth Street South and suggested that this be referred to the Research Sub-Committee for review. The Committee agreed to refer the same to the Research Sub-Committee.

7. TIVOLI THEATRE, 108 JAMES STREET NORTH - HERITAGE PERMIT APPLICATION FOR SAM THE RECORD MAN SIGN ON SOUTH FACADE

The Committee was in receipt of a report dated 1992 April 15 from the Director of Local Planning respecting the above-noted matter.

Ann Gillespie circulated a copy of a draft Schedule as prepared by the Law Department who advised that the only legal way of ensuring that the sign will be temporary is to attach certain conditions to the Heritage Permit.

After some discussion, the Committee approved the following recommendation:

That the City not oppose the issuance of a Heritage Permit to allow for the erection of a proposed temporary sign at 108 - 112 James Street North, subject to the terms contained in Schedule "A" as attached to the report, and to the satisfaction of the City Solicitor.

8. ZION UNITED, 69 PEARL STREET NORTH - HERITAGE FUNDING APPLICATION

The Committee was in receipt of a report dated 1992 April 14 from the Director of Local Planning respecting the above-noted matter.

The Committee approved the following recommendation:

That Heritage Funding be approved for the designated property of Zion United Church at 69 Pearl Street North based on an accompanying list of eligible projects.

9. HAMILTON-WENTWORTH ARCHAEOLOGICAL FOUNDATION - GRANT APPLICATION TO THE CITY OF HAMILTON FOR THE LORETTO ACADEMY SITE URBAN ARCHAEOLOGY SITE PROJECT

The Committee was in receipt of a report dated 1992 April 15 from the Director of Local Planning respecting the above-noted matter that was referred to LACAC by City Council at a Special Meeting held 1992 March 19.

After some discussion, the Committee agreed to receive this information as presented and to take no action at this time.

10. REPRESENTATIVES TO ATTEND 1992 PROVINCIAL LACAC CONFERENCE

The Committee was in receipt of a report dated 1992 April 15 from the Director of Local Planning respecting the above-noted matter. The Committee approved the following recommendation:

That the following members of LACAC or a Sub-Committee be appointed to attend the 1992 Provincial LACAC Conference to be held in Peterborough from 1992 June 11 - 13:

Jane Rigby
Janet Black.

Diane Dent agreed to attend the LACAC Conference if Jane Rigby was unable to attend.

11. EXPERIENCE '92 YOUTH EMPLOYMENT PROGRAM - GRANT APPLICATION

The Committee discussed the possibility of applying for a Summer Student for 1992 under the Ministry of Culture and Communication's Experience '92 Youth Employment Program. The Committee approved the following recommendation:

- (a) That LACAC apply for one or two Summer Students for 1992 through the Ministry of Culture and Communication's Experience '92 Youth Employment Program; and
- (b) That the application for Summer Students be referred to the Research Sub-Committee and the Education Sub-Committee to identify specific projects to be undertaken by the Summer Students.

12. RESEARCH SUB-COMMITTEE

CFRB Hamilton, 590 Catharine Street South - Additions to Inventory

The Committee was in receipt of a report dated 1992 April 15 from the Chairperson of the Research Sub-Committee respecting the above-noted matter. The Committee approved the following recommendations:

- (a) That the cluster of principal buildings around the parade ground of the Canadian Forces Reserve Barracks, identified as buildings nos. 2, 4, 5, 8, 9 and 10 be added to the City's Inventory of Buildings of Architectural and/or Historical Interest; and
- (b) That a letter be sent to Commander A. Woodrow, Commanding Officer of HMCS Star, advising him that these buildings have been added the City's Inventory of Buildings of Architectural and/or Historical Interest and explaining the purpose and implications of listing buildings on this Inventory.

13. SUB-COMMITTEE REPORTS

Education Sub-Committee

Janet Black, Chairperson of the Education Sub-Committee, appeared before the Committee and advised Committee Members that the Education Sub-Committee will be conducting a Gore Park and area walking tour in conjunction with the Arts Awareness Week on 1992 May 31.

Diane Dent agreed to contact the Heritage Hamilton Foundation to determine if funds are available in providing a Summer Student for 1992 to assist the Education Sub-Committee in preparing a walking tour.

14. OTHER BUSINESS

a) Gore Park Fountain

Discussion ensued on the former Gore Park Fountain and the Committee agreed to look at the possibility of moving the model of the old Gore Park Fountain for display in the downtown area in conjunction with the July 1st celebrations. Diane Dent and staff were directed to investigate the possibility of this relocation and to report back at the next meeting. Committee members were also asked that if they had any information with respect to this fountain to bring the same to the next meeting.

b) Tivoli Theatre

It was suggested that a letter be sent to the Tivoli Theatre Committee asking for a status report with respect to the Tivoli Theatre project.

15. ADJOURNMENT

There being no further business, the meeting then adjourned.

Taken as read and approved

**Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee**

Charlene J. Coutts, Secretary

ROSS & ROSS

Barristers & Solicitors

John J. Ross, B.A., LL.B.

3a

20 JACKSON STREET WEST, SUITE 414, HAMILTON, ONTARIO L8P 1L2 • TELEPHONE 1 (416) 522-46

May 11th, 1992

Local Architectural Conservation
Advisory Committee for the
City of Hamilton
Planning & Development Department
City Hall
71 Main St. West
Hamilton, Ontario

Attention: ~~Ms. Tina Agnello~~ Diane Dent, Chairperson
Planning & Development Committee

Dear Ms. ^{Dent}~~Agnello~~:

Re: Hamilton-Wentworth Archaeological
Foundation & Loretto Academy lands
Archaeological proposal

On behalf of the Executive of the Hamilton-Wentworth Archaeological Foundation, I would kindly ask if the matter of the Proposal for the Loretto Academy Site, be placed on the Agenda for your upcoming meeting. Additional information is available concerning this matter and both I and Virginia Mendes Da Costa, the Secretary and President respectively of the Foundation would like to attend the meeting to discuss the importance of this Project. The matter has been on the Archaeological Foundation's Agenda for over one year and has been the subject of much discussion at both the Executive Level and General Membership.

Unfortunately, I was away from Hamilton on the day this matter came up before your Committee, but I have since had an opportunity of meeting with Alderman William McCulloch who suggested that this matter be resubmitted for discussion and be placed on the Agenda.

Although I am not perfectly clear as to the extent of the recommendations that can be made by LACAC to the City of Hamilton, I would suggest the following alternatives, if LACAC finds the Proposal to be worthy of support:

(a) Recommend to the City of Hamilton Council that a monetary Grant be given to the Hamilton-Wentworth Archaeological Foundation for the advertising and publicity of the Project once it commences excavation in 1993.

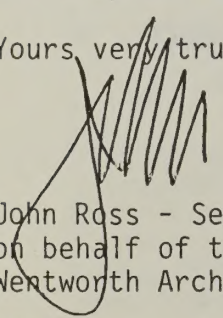
(b) That the City Council support the Hamilton-Wentworth Archaeological Foundation in providing any services usually carried out by City of Hamilton Public Works and which could be made available to the Foundation for the Loretto Academy Proposal.

(c) That the City Council assist in the publication and promotion of the excavation and give proper historical recognition of the importance of this Project.

The above are only suggestions as to the recommendation which we would ask LACAC to make to City Council and we would of course be available to answer any further questions at the upcoming meeting.

We anxiously await this opportunity and the date on which we may discuss the Proposal and we thank you for your cooperation.

Yours, very truly



John Ross - Secretary
on behalf of the Hamilton-
Wentworth Archaeological Foundation.

JJR/sd

copy to: Alderman William McCulloch

L A C A C

3b

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 20 May 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: Loretto Academy Site - Proposed Urban Archaeology Project

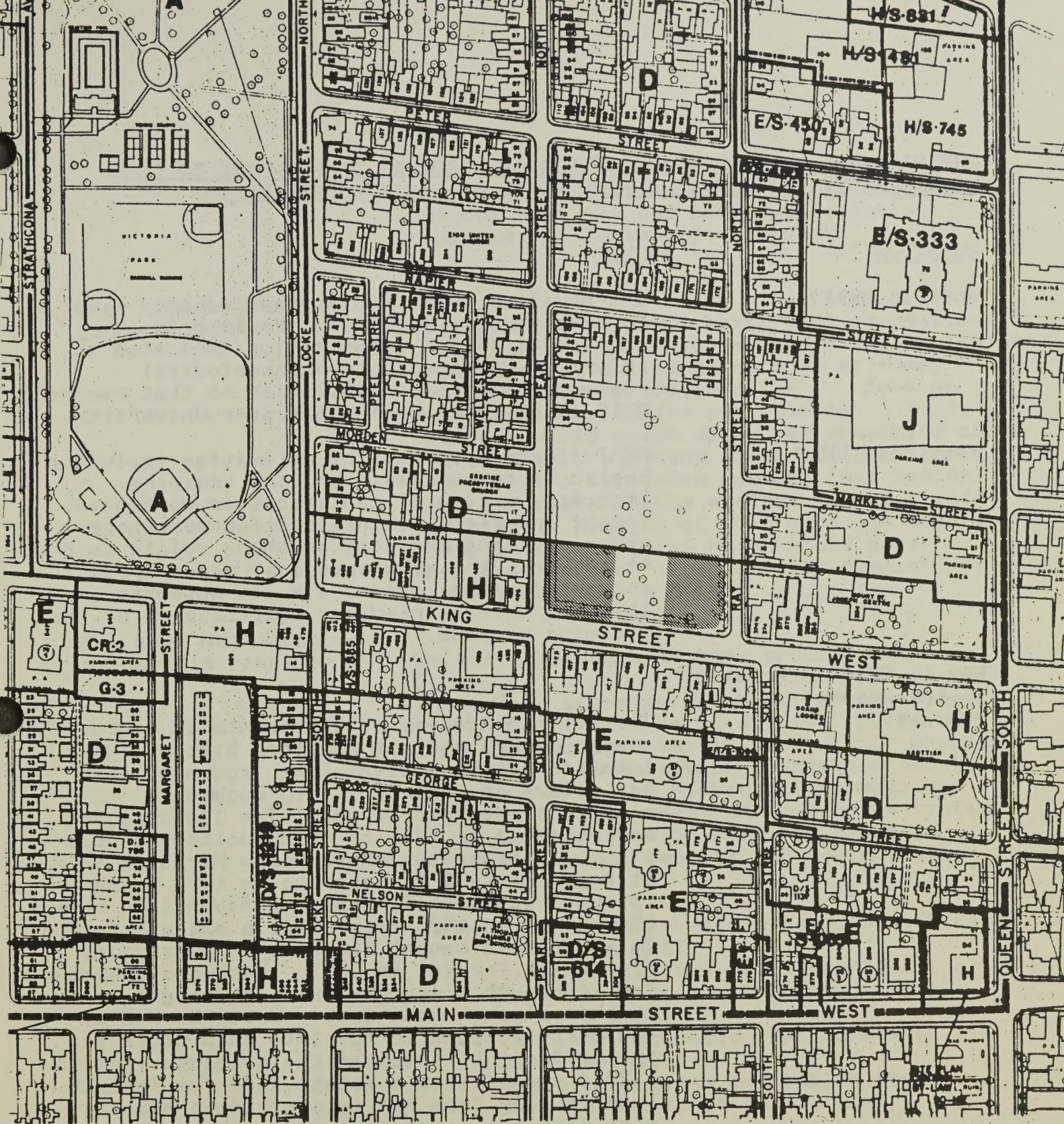
RECOMMENDATION:

That the information presented by the Hamilton-Wentworth Archaeological Foundation on its proposal to undertake archaeological excavations on the former Loretto Academy site and the Foundation's request for support be received and that the proposal be referred back to the Research Sub-committee for further review, with a recommendation to be made to LACAC at its next meeting.

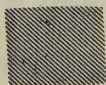
BACKGROUND:

1. Map showing the specific sites for the proposed archaeological excavations and project description attached.

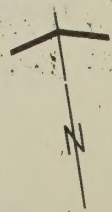
2. The attached letter has been received from the Hamilton-Wentworth Archeological Foundation requesting that the Secretary and President of of the Foundation (John Ross and Virginia Mendes Da Costa) attend the next LACAC meeting to explain the project and its importance. The letter includes suggested options for recommendations which could be made by LACAC to City Council, if the Committee deems the project to be worthy of support.



LORETTO ACADEMY SITE URBAN ARCHAEOLOGY PROJECT



Proposed archaeological excavation area (approximate)



CITY OF HAMILTON

STRATHCONA

ZONING

THE HAMILTON-WENTWORTH ARCHAEOLOGICAL FOUNDATION PROPOSAL TO THE
ROMAN CATHOLIC SEPARATE SCHOOL BOARD OF HAMILTON-WENTWORTH

QUESTION

ANSWER

What is HWAF?

The Hamilton-Wentworth Archaeological Foundation is a volunteer, registered, non profit (1985) organization dedicated to informing H-W about its archaeological resources and responsibilities to that resource. HWAF is affiliated with McMaster University.

What does HWAF do?

HWAF offers a variety of activities including public lectures, field and lab training programs, artefact identification workshops, faunal and floral identification workshops and consulting services as these relate to H-W. It supports the archaeological master plan concept for the region, i.e. it supports the idea that archaeology must be part of the planning process.

Why is HWAF interested in the Loretto Academy property?

The Loretto Academy site presents in micro-cosm a camera shot of Hamilton history. Its location on the ancient Lake Iroquois beach bar offers an opportunity to document potential prehistoric use. The 100 acre lot was patented in 1796 to C. Reynolds who sold it to J.B.Rousseaux whose widow Margaret sold it to J. Mills & P. Hess who in turn began to subdivide it. F. Ashbaugh bought 1/4 acre (Ray/King) in 1835 from S.Mills and his friend Caleb Forsyth bought the same at Pearl/King from Colin Ferrie, in 1837. Nathaniel Hughson jr., Ashbaugh's son-in-law, also bought land in this block. John Ogilvy Hatt, MacNab's law partner began to buy into this block in the 1840's. He acquired the Ashbaugh land in 1853 from Ashbaugh's estate, and the Forsyth land in 1856 from his estate. Hatt built a fine farm but later lost it to the bank which sold it to the Catholic Church. The Ashbaugh/Forsyth homes were torn down by Hatt. This means that we have a unique opportunity to study urban domestic/commercial land use at the start of Hamilton's development. Forsyth is said to have had a butcher shop and Ashbaugh may have operated another pottery.

This provides us with a closed context site one whose occupation dates can be documented and one that has not been subsequently disturbed by further development.

What could we expect to document?

There is a very good chance that foundations of all buildings would be uncovered, including residence, outbuildings such as privies, wells, icehouse, toolsheds, etc. None of these would be buried very deeply. The data provided would allow us to say something about a short, very exciting period of Hamilton history at a time when Hamilton was beginning take its place as the western transfer point for trade. Nothing of this kind has been undertaken in Ontario which would give Hamilton another first, amongst the many it already has to its credit.

How does HWAF propose to do this research?

We are planning a 4 phase program:

Phase I - organize a controlled assessment of the area to be studied including subsurface testing by U. of T. physics dept. to determine foundation locations; organize the historical records and do further research to provide context; plan excavation strategy based on assessment results and historical records

Phase II - organize field schools with Earth-watch and HWAF;
organize funding (Fed/Prov/local;
begin excavation (Ray/King corner)
(pt.1 6 wks);
continue excavation (pt. 2 6 wks)
June-September;
organize program for public tours
of site and field lab;

Phase III - continue as above for 2nd year

Phase IV - processing, analysis, report
(2 years)

How much land will be affected?

A small area of the total site would be

affected, a parcel on each corner of Ray/King/Pearl/King of 16,500 sq. ft. each or about half an acre. Only the corner lots are part of the study.

Will archaeology
affect future land use?

Absolutely not! The information under the soil will be documented and the land will be available, as it is now, for use. Land itself has no historical value in and of itself, only what is on or in it has value to archaeology for what it can tell us about the past. We do not expect to find native burials, native villages, and even if we did, these would be removed thus leaving the land available for re-use.

Two years is a long
time, what if the
Board wants to sell,
or build?

We would be using the site May-October. Given the fact that organizing urban redevelopment takes several years, we see no impediment to the board to proceed with its agenda for the land. Since the site has archaeological value it may be subject to an archaeological assessment as a condition of Draft Plan Approval (LACAC has already been asked to comment on it) which would mean the entire site would require assessment not just the small section we propose to study. This would take some time and money to do. We feel that with good communication no impediment would be placed on the board to proceed with its agenda nor to use that part of the site it now uses for bus parking.

What is Urban Archaeology?

Urban archaeology means doing archaeology in an urban context on sites that may not have been originally urban or it can mean doing archaeology on urban sites themselves. Neither the Ashbaugh nor Forsyth lands would have been considered urban in 1840, but rather on the fringe, placing themselves to serve the growing urban community to the east. This in itself is of some interest to historians, i.e. the urban/country inter-relationships as they developed at a specific

time (1835-1856). How were their buildings organized, how were they built, what kinds of materials were they using and what kinds of food were they eating, what sorts of business were they engaging in?

All these questions archaeology attempts to answer.

Rita Michael believes that Ashbaugh and Forsyth were moving closer to their markets in order to serve the growing urban centre. Their farms were further west from Longwood to McMaster University, a long walk or drive from the urban centre. Both men were nearing the end of their lives and saw the economic benefits of owning urban land.

What if something goes wrong, does HWAF have insurance?

There has never been any problems with any licensed archaeology in Ontario and none can be foreseen for this project. Earthwatch insures its participants and HWAF carries a 2 million dollar liability bond. Safety is of utmost importance on any site and those working on it must adhere to strict safety rules.

On site security would be provided.

What's in it for RCSSB?

Quite a lot actually! All artefacts recovered from the site would belong to the Board (but archaeologically recovered materials cannot be sold). All artefacts would be turned over to the Board after they have been processed and analysed. These would provide a research and teaching data base of unlimited possibilities. The Board could participate in the project by offering a credit course for the upper levels (10-13). This course could be developed in consultation with the Foundation archaeologist.

The positive publicity that the Board would receive would be inestimable. The Board will be seen as taking an active interest in Hamilton's history as well as its own, while providing educational and research opportunities to a wide range of people. The Board could organize a continuing education program for adults only that could tap into the project.

The Board would have a history of the land

and its long connexion with Roman Catholic institutions, a connexion that goes back over 150 years.

What if RCSSB denies access & cooperation?

Numerous archaeologists, teachers, students, volunteers and individuals would be very disappointed. For while the Board publicly states that it is committed to quality education, and having control of an important piece of land on which there are resources of historical importance, i.e. the site contains a literal warehouse of knowledge, it will be preventing the dissemination of this knowledge. The Board will lose a unique opportunity to explore not only Hamilton's history but a bit of its own history not to mention the lost educational opportunities.

How is this project to be funded?

Funding will not be a big problem because of the uniqueness of the project. We have had verbal commitments from Federal, Provincial, and local (City of Hamilton) as well as the funding provided by Earthwatch to support its participants in the project. We expect funding through the Ontario Heritage Foundation, the Ministry of Tourism, Ministry of Education (a possibility not yet tapped), Ministry of Culture & Communication, and our own Foundation. Local school boards who wish to participate would do so through grants that support educational tours to such a project.

Who would direct the project?

The entire project is the brain child of HWAF archaeologist Rita Michael who has been researching the Ashbaugh red earthenware pottery site in Westdale since 1982. Rita would direct and teach with paid field and lab assistants.

4

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 20 May 1992

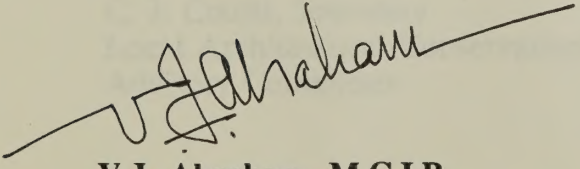
REPORT TO: Charlene Coutts
LACAC Secretary

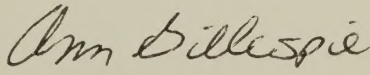
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Designation Recommendation -
Church of St. Thomas, 16 West Avenue South

RECOMMENDATION:

- a) That City Council give approval to the "Intent to Designate" St. Thomas Anglican Church at 16 West Avenue South as a property of historical and architectural value, pursuant to the provisions of the Ontario Heritage Act, 1983.
- b) That the City Solicitor be authorized as directed to take appropriate action to have this property designated pursuant to the provisions of the Ontario Heritage Act, 1983.


V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


for
Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. This designation recommendation was considered by LACAC at its December 1990 meeting but the question was raised as to whether the Niagara Diocese was aware of the designation request made by the congregation of the Church of St. Thomas. The attached letter was subsequently sent to Reverend Ruttan and the final designation recommendation tabled pending receipt of a letter confirming that the Diocese of Niagara had no objections to the proposed designation.
2. The attached letter, indicating that the congregation wishes to pursue the designation request first made in 1990 and that "all former diocesan objections have been waived", was received this month.
3. Reasons for Designation, map and photographs attached.

K.E. AVERY
CITY CLERK

J.J. SCHATZ
DEPUTY CITY CLERK



THE CORPORATION OF THE CITY OF HAMILTON
OFFICE OF THE CITY CLERK

CITY HALL
HAMILTON, ONTARIO
L8N 3T4

TEL: 546-2700
FAX: 546-2095

14 January 1991

St. Thomas Anglican Church
16 West Avenue South
Hamilton, Ontario
L8N 2S1

RECEIVED
PLANNING & DEVELOPMENT

JAN 17 1991

REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH

Dear Reverend Ruttan:

The City is in receipt of a letter from the congregation of St. Thomas Anglican Church requesting that the Church be designated as a property of historical and architectural value, pursuant to the provisions of the Ontario Heritage Act.

In order for the City to proceed, an official request from senior church officials requesting the designation of this property must be received. It would be appreciated if you would bring this matter to the attention of the appropriate authorities within St. Thomas Anglican Church.

Should you require additional information on designating historic properties, please contact Mrs. Nina Chapple, Planning Department at 546-3933.

Yours truly,

A handwritten signature in cursive script, reading "C. J. Coutts".

C. J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee

cc Mrs. N. Chapple, Planning Department

Church of Saint Thomas

Anglican Diocese of Niagara



16 West Avenue South • Hamilton, Ont. • L8N 2S1 • Phone 522-9919

May 5, 1992

C.J. Coutts, Secretary,
Local Architectural Conservation
Advisory Committee
Corporation of the City of Hamilton
Office of the City Clerk
City Hall, Hamilton, Ontario
L8N 3T4

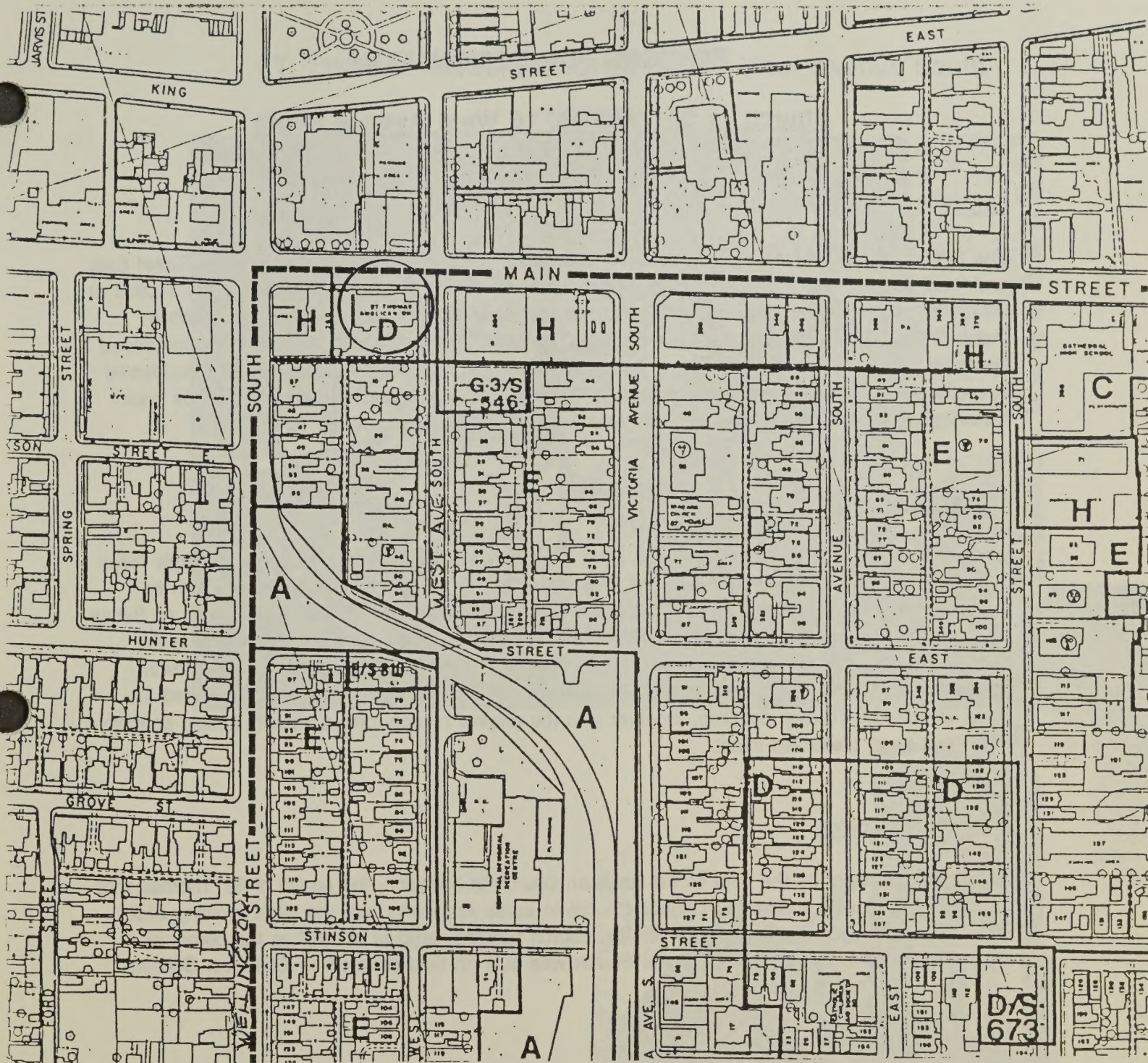
Dear Mr. Coutts:

After considerable discussion and study of the matter within our congregation and with the Diocese of Niagara, we are pleased to renew our request of last year that the parish church of St. Thomas, Hamilton, be considered for designation as a building of particular architectural and historic value under the provisions of the Ontario Heritage Act. All former diocesan objections have been waived. We look forward to hearing from you in the near future.

Yours faithfully,

The Rev'd Dr. Brian Ruttan
incumbent

RBR/sl



10	95	48
31	125	124
22	68	42

This is not a Legal Document.
For Zoning Verification Please
Contact City Building Department.

CITY OF HAMILTON

STINSON ZONING

Neighbourhood Boundary
Zoning Boundary.

0 100m
SCALE 50m



Prepared for The City of Hamilton
by the Planning and Development Department
of The Regional Municipality of Hamilton Wentworth

PLANNING
UNIT NO
6601

PAGE NO
125

REASONS FOR DESIGNATION

Church of St. Thomas, 16 West Avenue South

Context

The Church of St. Thomas, built in 1869-70, is located at the south-west corner of Main Street East and West Avenue South in the Stinson Neighbourhood. Although little remains along this section of Main East of the former streetscape of late 19th and early 20th century buildings, which once included First United Church, the Church of St. Thomas still serves as an important neighbourhood landmark. Today, the church presents its best appearance from West Avenue South, a residential street characterized by a pleasant mix of late Victorian housing, including the former 1870s brick rectory directly south of the church, and several early 20th century, low-rise apartments.

Architectural Significance

Designed by Hamilton architect, Albert H. Hills, the Church of St. Thomas is one of the city's major 19th century Gothic Revival churches and among the last to be constructed of stone. With its asymmetrical form featuring a square corner tower, this church is very similar in design to All Saints Anglican Church, erected three years later. Exterior additions to the original church include the Sunday School added to the rear in 1874 (now the parish hall), the upper section of the tower completed in 1883, and the extension of the chancel in 1908. These additions, all executed in stone with Gothic Revival detailing, together with the original church form a visually unified complex which has been preserved intact.

Historical Significance

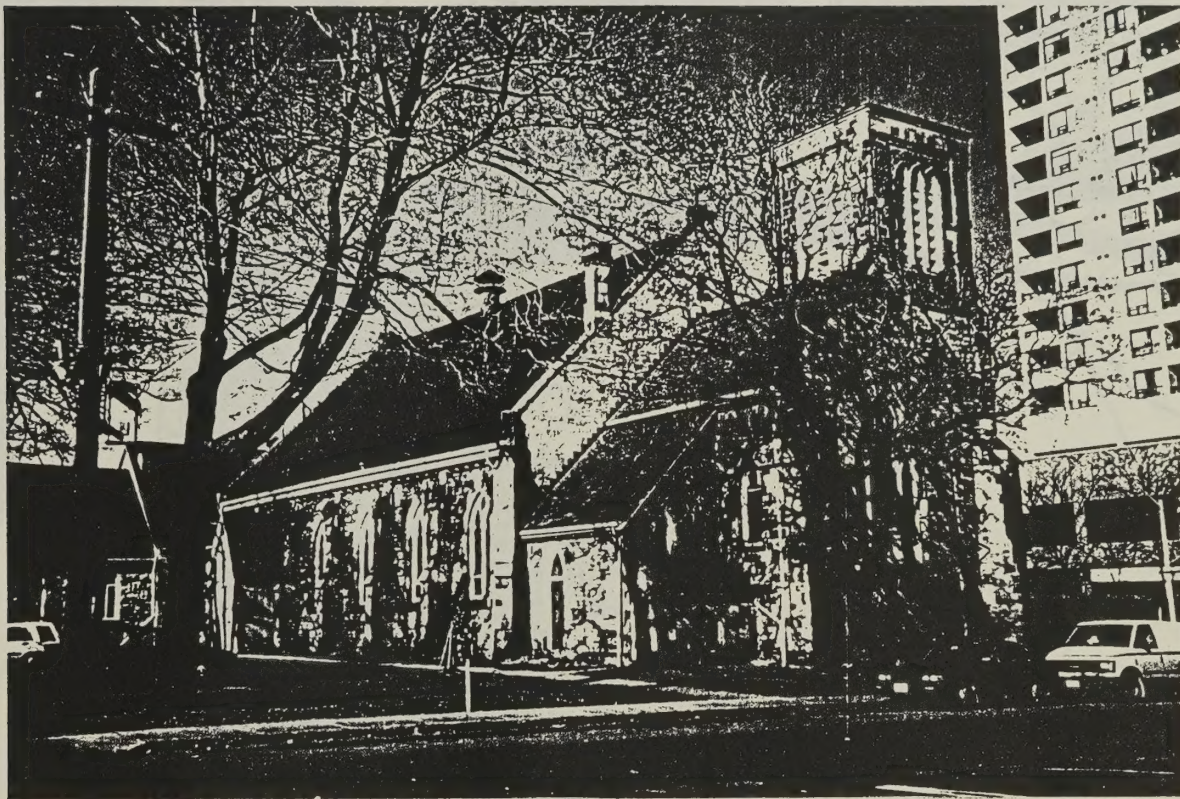
Historically important as the third oldest Anglican Church in Hamilton, the parish of St. Thomas was founded in 1856 as a mission of Christ's Church to serve Anglicans from the city's growing east end. When the congregation outgrew its first church building, erected in 1857 at the corner of Wilson and Emerald Streets, the present church was built on land donated by Ebenezer Stinson.

Designated Features

Important to the preservation of the Church of St. Thomas are the original features of the north, south and east facades of the church proper, including the stone masonry walls, buttresses, chimneys and carved mouldings, the windows and stained glass, and the doorways. Excluded is the former Sunday School addition on the west side of the church.

ST. THOMAS ANGLICAN CHURCH, 16 West Avenue South

November 1990



CHURCH OF ST. THOMAS ca. 1913



View from West Avenue South showing 1908 chancel extension.

CITY OF HAMILTON

- RECOMMENDATION -

5

DATE: 20 May 1992

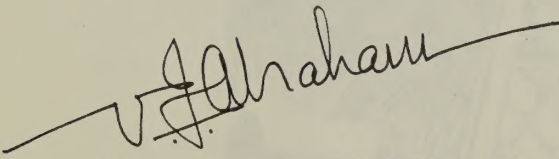
REPORT TO: Charlene Coutts
LACAC Secretary

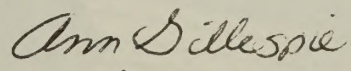
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Heritage Funding Application -
188 Markland Street

RECOMMENDATION:

That heritage funding be approved for the designated property at 188 Markland Street to undertake conservation/restoration work based on the accompanying list of eligible projects.


V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


for
Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND

1. This designated property comprises a one-storey brick cottage built in 1892 as a residence for the engineer in charge of the Queen Street Pumping Station, originally located next door. Architecturally, the house is a noteworthy example of the Second Empire style, characterized by the slate mansard roof and arched dormers.
2. The present owner has applied for a Designated Property Grant to assist with repairs to the slate roof. The same owner applied for heritage funding in 1990, both to repair the slate roof and re-roof the rear addition but subsequently decided to re-roof the rear addition, which was in urgent need of repair, with asphalt shingles (not eligible for heritage funding) and the slate repairs were not undertaken at that time.
3. The owner is eligible to apply for the following funding:
 - a. Designated Property Grant: matching grant; maximum of \$3000 annually
 - b. Community Heritage Fund loan: maximum of \$20,000. NOTE: A heritage easement agreement is required for loans of over \$15,000.
4. Photographs attached; current photographs and list of eligible projects available at meeting.

188 Markland Street



1986



1990 Detail of roof showing damaged slates.

Dear Mr. [Name]

I have just received your letter of the 19th inst. and am glad to hear from you. I am well and hope this finds you the same. I have been thinking of you very much lately and wondering how you are getting on. I hope you are well and happy. I have been very busy lately but I will try to write you more often. I have been thinking of you very much lately and wondering how you are getting on. I hope you are well and happy. I have been very busy lately but I will try to write you more often.

Yours very truly,

I have been thinking of you very much lately and wondering how you are getting on. I hope you are well and happy. I have been very busy lately but I will try to write you more often. I have been thinking of you very much lately and wondering how you are getting on. I hope you are well and happy. I have been very busy lately but I will try to write you more often.

L A C A C

6

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 20 April 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: Additions to Inventory -
89 and 91 Wentworth Street South

RECOMMENDATION:

That the late Victorian house at 89 Wentworth Street South and the early twentieth century apartment building at 91 Wentworth Street South be added to the City's Inventory of Buildings of Architectural and/or Historical Interest.

BACKGROUND:

1. These two buildings face a possible threat of demolition for a non-profit housing development (Meridian Housing Corporation) proposed for the properties at 71, 75, 89 and 91 Wentworth St. South. The proposal, which has been submitted for site plan approval, involves the retention of the two apartment buildings at #71 and #75 and the construction of a new 8-storey apartment building on the site of #89 and #91 (see attached photographs). The building, as proposed, exceeds the gross floor area permitted under the "E" zoning.

2. The two buildings at 89 and 91 Wentworth, respectively known as the Manor Apartments and the Tudor Apartments, are not currently listed on the Inventory. They are located in the St. Clair Neighbourhood, which has not yet been systematically surveyed for Inventory purposes. However, in response to the proposed non-profit housing development, the Research Sub-committee has evaluated the two buildings and agreed that both have sufficient architectural merit to warrant adding to the Inventory.

The imposing 2 1/2 storey late Victorian residence (#89), built circa 1897, is a very good example of the Queen Anne style, which features a slate roof, decorative brick detailing and an octagonal corner tower. The only obvious exterior alteration is the bricked-in front entrance (with the original semi-circular transom still intact) and the relocation of the main entrance to the north side of the building. This change was almost certainly made when the house was converted to 5 apartments in the mid-1920s.

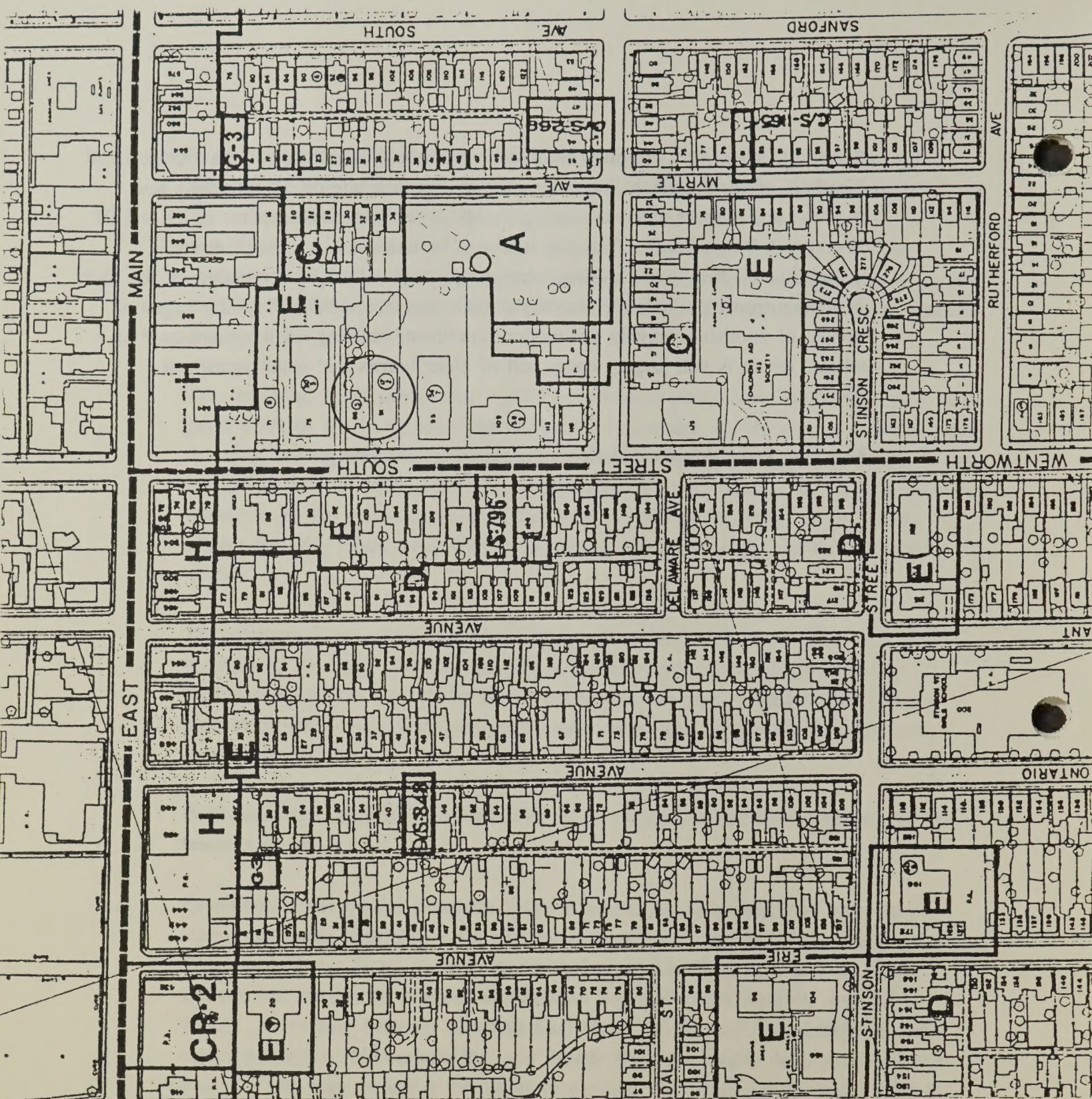
The adjacent 3 1/2 storey apartment house (17 units), built circa 1930, is a good example of the early twentieth century walk-up apartment building, numerous examples of which can still be found throughout the city. Characteristic features include the brick masonry construction with stone trim, symmetrical facade and wood balconies.

Both buildings are well preserved with all or virtually all of their original exterior features intact.

3. Comments made by the Research Sub-committee on the proposal to erect an 8-storey apartment building on the site, now occupied by the buildings at 89 and 91 Wentworth Street South, have been forwarded to John Sakala, Site Plan Control Officer (see excerpt in minutes of Research Sub-committee meeting, April 29, 1992). A meeting between Planning staff (John Sakala and Ann Gillespie) and representatives of Homestarts Inc. and Snider Reichard March Architects was held May 8th, in order to assess the status of the Site Plan Application in the light of the Research Sub-committee's comments. Nancy Traves (Homestarts Inc.) pointed out that the initial proposal called for the retention of the large Victorian house (#89), which was to have provided office and amenity space for the housing co-op, but that for various reasons this was abandoned.

It was agreed at this meeting that a site visit should be set up for the architect and members of the Research Sub-committee to view the site of the proposed new building and inspect the two existing buildings (exterior and interior) at 89 and 91 Wentworth Street South. The key issues to be addressed are the proposed demolition of these two buildings, deemed to be worthy of preservation on the basis of their intrinsic architectural merit and their streetscape value, and the negative impact of another relatively tall modern apartment building on the streetscape as a whole, which is still largely composed of older homes and small apartment buildings.

4. Map attached; additional photographs available at meeting.



89 and 91 Wentworth St. S.



95	48	126
125	124	12
68	42	111

This is not a Legal Document
For Zoning Verification Please
Contact City Building Department.

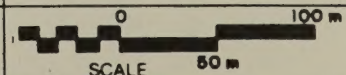
Neighbourhood Boundary
Zoning Boundary.

Prepared for The City of Hamilton
by the Planning and Development Department
of The Regional Municipality of Hamilton Wentworth

CITY OF HAMILTON

ST. CLAIR

ZONING



PLANNING
UNIT NO.
6602

June 1985

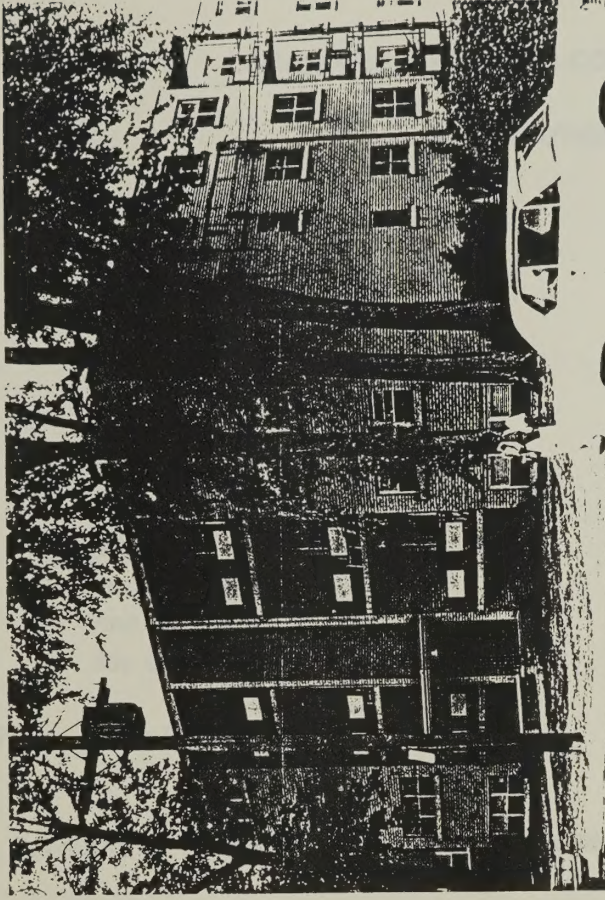
PAGE NO

124

Proposed Non-Profit Housing Project,, 71 - 91 Wentworth Street South

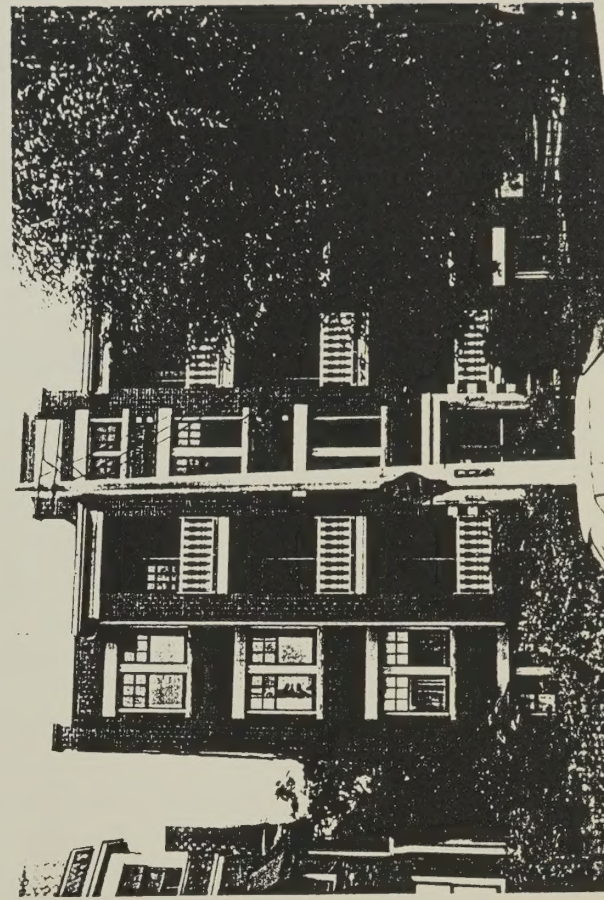
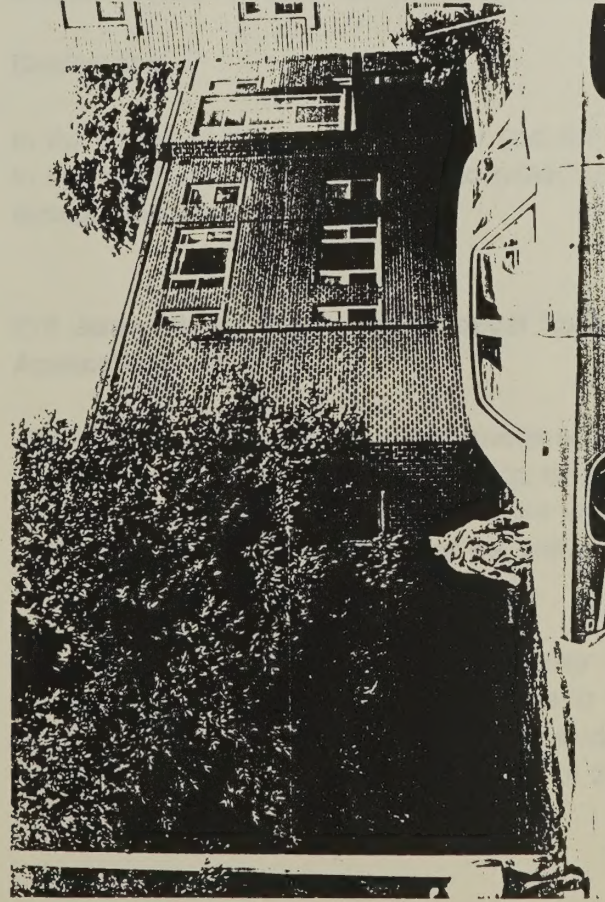
#91 (below)

#75 (top)



#89 (bottom)

#71 (top)



LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

7a

DATE: April 29, 1992

TIME: 5:15 p.m.

PLACE: Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler
John Mokrycke
Jeff Sokol
Ivona Tanska-Stepien
Ann Gillespie
Joy Dubbeld

ABSENT: Jane Rigby

1. Schedule of Research Sub-committee Meetings

A proposed schedule for Research Sub-committee meetings in 1992 was distributed. The majority of Sub-committee members could attend on these dates, and the schedule will be adopted unless members are otherwise informed.

2. Goalsetting

In the course of the meeting, another goal for the Research Sub-committee was formulated: to investigate the means by which to retain Hamilton's historic streetscapes where intact, through bonusing, for example.

3. 212 James Street South and Potential Heritage Conservation District (Zoning Application referral)

This building is listed on the City's Inventory of Buildings of Architectural and/or Historical Value and was evaluated at the meeting to be worthy of designation. Should the owner request it, the Sub-committee would make an unqualified recommendation in favour of designation. As an integral part of the James Street South streetscape, it is also eligible to be part of a heritage conservation district.

The Sub-committee agreed that the best way of protecting individual buildings within the James South historic streetscape would be to designate the area as a heritage conservation district. The first step towards initiating a study of this area as a heritage conservation district would be to study the boundaries of the potential heritage conservation district

identified in the 1982 report: 'Potential Heritage Conservation Districts in the City of Hamilton', which was restricted to the area south of Forest Avenue (see attached map). There are already seven individually designated buildings on James Street South, including the 1850s stone terrace, and several more nearby. Moreover, the three in the block between Herkimer Street and Markland Street (#252, #262 and #268) are adjacent to the proposed Durand-Markland Heritage Conservation District, which is currently under study (see attached map).

4. Tivoli Theatre: heritage permit/legal agreement for SAM sign (Building Department Referral)

At the April 24 LACAC meeting, a draft agreement between Sam the Record Man and the City of Hamilton to enable the erection of a temporary sign was approved in principle and referred to the Research Sub-committee. The particulars to be filled in were discussed by the Research Sub-committee.

5. Proposed non-profit housing developments:

a) 89 and 91 Wentworth Street South (Site Plan Application referral)

"The Research Sub-committee has reviewed the proposal to build an 8-storey apartment building on the site of the existing buildings at #89 and #91 Wentworth Street South and opposes it for two main reasons: (1) it would entail the demolition of the two buildings of heritage value and (2) the new 8-storey apartment building (judging from the elevations submitted by architects Snider Reichard March) would not make a positive contribution to the streetscape. The depth of the lots at 89 and 91 Wentworth Street South does, however, suggest a possible alternative, in that there is room to construct a high-rise building to the rear of the existing buildings. The smaller gross floor area might then be compensated by relaxing the maximum height requirement of 8 storeys to permit several additional ones to achieve a comparable density. The Research Sub-committee therefore recommends that some form of bonusing be investigated by the Planning Department in order to preserve the two buildings #89 and #91."

Although the buildings are not yet listed, the Sub-committee agreed that both were worthy of adding to the Inventory and will evaluate for listing at a future meeting.

The Research Sub-committee would be willing to meet with the architects to discuss alternatives to demolition.

* Excerpted from Heritage Planning's reply to referral from Site Plan Approval

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

DATE: March 24, 1992

TIME: 5:15 p.m.

PLACE: Planning Department Library

PRESENT: Rob Brough, Chairman
Jane Rigby
Ivona Tanska-Stepien
Ann Gillespie
Joy Dubbeld

ABSENT: Tony Butler
John Mokrycke
Jeff Sokol

GUEST: Vladimir Matus, Manager of Urban Design Section, spoke to the Sub-committee on the issue of signage at the beginning of the meeting.

1. Signage Guidelines

As a result of the LACAC meeting of March 20, memoranda were sent to the Planning and Development and Building Departments notifying them that:

"The Committee discussed the need for signage guidelines within the City of Hamilton and recommended that the Research Sub-committee formulate ideas and suggestions for signage guidelines within the City of Hamilton and report back to LACAC."

It was acknowledged that in certain areas perpendicular signs were necessary for visibility. One way traffic on Main and King Streets, for example, encourages drivers to keep up with the flow of traffic, leaving little time to note the streetscape, let alone signage.

Staff will gather signage guidelines from other municipalities for comparison. Once basic guidelines have been formulated by the Research Sub-committee, Urban Design and Neighbourhood (CAPIC) Sections should be circulated for comment.

4. Signage, Tivoli Theatre and 95 King Street East

1) Tivoli Theatre (designated):

An employee of Sam Sniderman enquired about affixing a temporary, 8' x 30' wooden sign on the side of the building facing south in order to draw attention to the location of the record store. The text would be the "SAM" logo and an arrow pointing in the direction of the store.

The Research Sub-committee recognised that there may be a need to draw attention to the store's location, but suggested an alternative to a wooden billboard affixed to the wall. The arrow (or a pointing finger?) and three letters could be placed inside the existing windows on the south side of the building. This alternative would interfere less with the appearance of the building.

Further comment should be postponed until this sign proposal is finalised.

2) 95 King Street East (listed):

The Building Department has notified Heritage Planning staff of an application for a permit to erect three illuminated box signs on this building. The Department is awaiting comments from the Traffic Department regarding the proposed neon lights on the two lower signs. A sign for Emery's is to be placed above the two lower signs in front of the lower left window.

The Research Sub-committee observed that the scale of the signs were not in correct proportion to the building and were inappropriate to their Gore Park location. Moreover, the uppermost sign partially obscures the building's original upper facade.

Subsequent to Research Sub-committee meeting, it was learned that the signs are not being made for this particular building, but had been made for another building from which they were removed. The building permit application is subject to site plan approval.

5. Centenary United Church: Site Plan Control Application for Proposed Addition

Background:

The addition on the west side of the church will accommodate the functions currently housed in the Sunday School. The Sunday School building is being sold to the Royal Bank which intends to demolish it. LACAC, at its meeting April 29, 1991 approved the following:

"That LACAC support the Research Sub-committee's recommendation not to oppose the proposed demolition of the rear Sunday School annex of Centenary United Church but to request the Church to consider retaining the south facade in situ; or if not feasible, to support the relocation of this south facade to the new west addition facing MacNab Street..."

Current:

The Research Sub-committee examined plans for the addition and noted that in this proposal, the facade of the Sunday School will not be saved, either in situ or relocated.

In general, there are several ways to proceed with an addition to an architecturally significant building:

- 1) an attempt at careful replication (where properly done tends to be most expensive);
- 2) sympathetic design in terms of materials, proportions, details (contextual without copying);
- 3) new addition in contrast to original.

Specific comments on the plan for Centenary United:

- while the church is Romanesque, the addition appears Gothic;
- the details used are a "shorthand historicism", out of scale/proportion/relation to Sunday School or church (e.g. gables, brick detailing);
- elevation does not show clearly how sloped roofs are integrated with flat portions.

6. Goalsetting for Research Sub-committee

The Sub-committee would like to concentrate on the survey of neighbourhoods in order to add to the Inventory of Buildings of Architectural and/or Historic Interest. This would be a continuing project which would anticipate related projects/studies (in areas such as Central and Beasley Neighbourhoods [PRIDE/HINT], Ferguson Avenue/Carter Square, Perimeter Road/Waterfront) and be in a position to provide information prior to the conclusion of these studies instead of after the fact.

An attempt will be made to restrict the bulk of "reactive" agenda items (e.g. recommendations to LACAC, designations, referrals from Planning and Building Depts.) to one meeting a month. This meeting will take place in time for any recommendations to be included in the LACAC agenda. Another meeting should focus on additions to the inventory.

The Journal of the American Medical Association is published weekly, except on Sundays and public holidays, at the office of the Association, 535 North Dearborn Street, Chicago, Ill. The subscription price for the year 1917 is \$5.00 in advance. Single copies are sold at 15 cents.

Advertisements are accepted for mailing at special rate of postage provided for in the Act of October 3, 1917, authorized by Act of October 3, 1917, authorized by Act of October 3, 1917.

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JOINT PLAQUING SUB-COMMITTEE
MINUTES OF MEETING - APRIL 7, 1992

7c

MINUTES

Present: Alderman McCulloch, D. Missett, B. Henley, K. Bennett, G. Birk, J. Dubbeld, M. Havelka

1. It was moved by Alderman McCulloch, seconded by B. Henley that the Minutes to the Meeting held April 7, 1992 be adopted subject to the following:

Amendments:

3. tour of the Gardener's Cottage changed to Lighthouse Keepers Cottage
 6. addition of N. Chapple reported that the first designation plaque had been installed....
2. M. Havelka assumed the Chair and called for nominations for Chair and Vice Chair Dennis Missett was re-elected as Chair and Brian Henley was elected as Vice Chair of the Committee for a one year term.

Rescheduling

3. Canal Plaque Ceremony - the Committee expressed their desire to have the event held at the canal plaque site sometime late in May. M. Havelka to check Mayor's schedule. M. Havelka stated that a call was made to the Public Works Office concerning the Lighthouse Keepers House being available for a tour or as refreshment area during ceremony. Public Works announced that the premises required cleaning. Alderman McCulloch requested that M. Havelka set up a time to tour the cottage and lighthouse. All Committee members will be informed of the time and date.
4. John M. Gibson Plaque - the Committee recommended that the ceremony be held in September. M. Havelka to contact the Downtown Promenade BIA and Marcel Mongeon from the Royal Connaught Hotel to inquire whether they are interested in becoming involved with the unveiling.
5. Terryberry Library Plaque - B. Henley announced that the Library Board were interested in a co-operative venture with the Committee which would involve erecting a plaque in the vicinity of Terryberry Library. The Library Board will pay for the plaque.

B. Henley asked the Committee if this initiative would be appropriate. He also informed the members that the Terryberry Inn was originally located across the road however, the library is situated on the original Terryberry farm. The Committee suggested that the Library Board fill out the appropriate application form. Alderman McCulloch stated that the plaque and application must meet the standards of the Plaquing Committee.

ARTICLES

1. **THE PROBLEM OF THE PHYSICIAN'S ETHICS**
By J. H. HARRIS, M.D., University of Chicago
The physician's ethics is a subject which has been discussed for centuries. It is a subject which is of great importance to the public and to the medical profession. This article discusses the various aspects of the physician's ethics and the various ways in which it can be improved.
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It was moved by G. Birk and seconded by K. Bennett that the Committee support the request for a plaque to commemorate the Terryberry farm and that the Committee have the final approval with respect to the wording of the plaque.

6. D. Missett welcomed G. Birk to the Committee. M. Havelka was requested to provide new members with criteria for plaquing and the application request forms. J. Martin from LACAC was also appointed to the Committee.
7. Herald Road Race Marker - M. Havelka was requested to pursue the marker used as a curb footing at Dynes Hotel on Beach Blvd. R. Wheeler is to be contacted to see if he can assist. Once retrieved the marker would be stored until it could be permanently displayed. Unveiling could perhaps take place at the beginning of the Round the Bay Road Race. D. Missett indicated that a marker was located in Harvey Park and one in the vicinity of the Royal Botanical Gardens headquarters across from Holy Sepulchre Cemetery.
8. Other Business:

- G. Birk inquired about plaque budget. D. Missett asked J. Dubbeld if LACAC could assist with financing designation plaques. The Wm. Sherring plaque was mentioned.
- Discussion ensued on other suitable plaques - mention was made of the following three sites Incline Railway, Crystal Palace and Mountainview Hotel.

It was decided that a list be drawn up of possible sites for 1992.

- Park signage was discussed. M. Havelka was asked to invite Parks Dept. staff to a future meeting to discuss possible joint ventures.

Next Meeting will be held at the call of the Chair.

Meeting adjourned at approximately 2:15 p.m.

April 1992

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1992



J.J. SCHATZ
CITY CLERK

THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

TEL: 546-2700
FAX: 546-2095

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

Monday, 1992 June 15
12:00 o'clock noon
Room 233, City Hall

URBAN MUNICIPAL

JUN 15 1992

GOV. MENT. DOCUMENTS
[Signature]

**Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee**

A G E N D A

1. ADOPTION OF MINUTES

Minutes of the meeting held 1992 May 29

2. BUSINESS ARISING FROM THE MINUTES

- a) Cathedral Boys High School - Reasons for Designation (copy to follow)
- b) Gore Park - Discussion re: Possible Designation (no copy)

3. PRESENTATION

Proposed Demolition of Early 19th Century Log House in West Hamilton, 11-13 Holmes Avenue. Videotape presentation - Excerpts from Television Documentary: The History of West Hamilton - David Jardine

4. **DIRECTOR OF LOCAL PLANNING**

Heritage Funding Applications

- a) 107 George Street
- b) 235 Bowman Street (Hamilton Hebrew Academy)

5. **RESEARCH SUB-COMMITTEE**

Heritage Permit Application - 235 Bowman Street (copy to follow)

6. **LACAC CONFERENCE**

Green Gutters & Gargoyles: The 1992 Provincial LACAC Conference
Trent University, Peterborough, June 11-13 - Report from delegates (no copy)

7. **SUB-COMMITTEE REPORTS**

- a) Research Sub-Committee - Minutes of meeting held 1992 May 20
- b) Education Sub-Committee (no copy)
- c) Joint Plaquing Sub-Committee (no copy)
- d) Heritage Legislation Sub-Committee (no copy)

8. **OTHER BUSINESS**

9. **ADJOURNMENT**

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

PHYSICAL CHEMISTRY

PROFESSOR J. H. DILLON

LECTURE NOTES

LECTURE 1: INTRODUCTION

1.1. THE SCIENCE OF CHEMISTRY

Chemistry is the study of the composition, structure, and properties of matter, and the changes it undergoes. It is a central science that bridges physics and biology.

1.2. THE SCIENTIFIC METHOD

The scientific method is a systematic approach to investigating natural phenomena. It involves making observations, formulating hypotheses, conducting experiments, and drawing conclusions. This process is iterative and often leads to new discoveries.

1.3. THE HISTORY OF CHEMISTRY

Chemistry has a long and rich history, dating back to ancient times. It has evolved from a collection of practical skills to a rigorous scientific discipline.

Friday, 1992 May 29
12:00 o'clock noon
Room 219, City Hall

1

The Local Architectural Conservation Advisory Committee met.

There were present: Diane Dent, Chairperson
Reg Wheeler, Vice-Chairperson
Alderman Frank D'Amico
Alderman William McCulloch
Brian Henley
Robert Rankin
Jeffrey Martin
John Mokrycke
Jane Rigby
Robert Brough

Also present: Ann Gillespie, Planning Department
Joy Dubbeld, Planning Department
Vladimir Matus, Planning Department
John Gamble, Building Department
Dennis Missett, Chairperson, Joint Plaquing Sub-Committee
Janet Black, Chairperson, Education Sub-Committee
Marnie Pigott, Education Sub-Committee
Charlene Coutts, Secretary

1. ADOPTION OF MINUTES

The Committee was in receipt of the Minutes of the meeting of the Local Architectural Conservation Advisory Committee for its meeting held 1992 April 24 and the Minutes were amended as follows:

- a) The spelling of Helene Fallon's name was corrected.
- b) Item 12, Page 5 - reference made to 590 Catharine Street South was changed to 590 Catharine Street North.

The Minutes were adopted as amended.

2. BUSINESS ARISING FROM THE MINUTES

The Committee dealt with no items of business arising from the last set of Minutes.

3. PRESENTATION

- a) Hamilton-Wentworth Archaeological Foundation - Proposed Urban Archaeology Project on the Loretto Academy Site

Virginia Mendez Da Costa, President, and John Ross, Secretary of the Hamilton-Wentworth Archaeological Foundation appeared before the Committee to make a presentation on the Foundation's proposal to undertake archaeological excavations on the former Loretto Academy site.

Ms. Mendez Da Costa advised Committee Members that the Foundation has applied for funding from Earth Watch which have expressed an interest in this project. Mr. Ross added that the Foundation is also applying to the Provincial and Federal Governments for Project Funding.

Committee Members were advised that the Foundation met with the Administrative Board of the Hamilton-Wentworth Catholic Separate School Board yesterday who gave preliminary consideration of this Project.

**The Local Architectural
Conservation Advisory Committee**

1992 May 29

The Committee was also in receipt of a report dated 1992 May 20 from the Research Sub-Committee respecting this project as well as a copy of the Hamilton-Wentworth Archaeological Foundation Proposal to the Hamilton-Wentworth Roman Catholic Separate School Board.

After considerable discussion the Committee approved the following recommendation:

That the information presented by the Hamilton-Wentworth Archaeological Foundation on its proposal to undertake archaeological excavations on the former Loretto Academy site and the Foundation's request for support be received and that the proposal be referred back to the Research Sub-Committee with instructions that the Research Sub-Committee liaise with the Hamilton Historical Board and Staff and that a recommendation be made to the Local Architectural Conservation Advisory Committee at its meeting to be held in 1992 July.

DIRECTOR OF LOCAL PLANNING

4. Designation Recommendation - Church of St. Thomas, 16 West Avenue South

The Committee was in receipt of a report dated 1992 May 20 from the Director of Local Planning respecting the above-noted matter. The Committee approved the following recommendation:

- a) That City Council give approval to the Intent to Designate St. Thomas Anglican Church at 16 West Avenue South as a property of historical and architectural value pursuant to the provisions of the Ontario Heritage Act, 1983; and,
- b) That the City Solicitor be authorized and directed to take appropriate action to have this property designated pursuant to the provisions of the Ontario Heritage Act, 1983.

5. HERITAGE FUNDING APPLICATION - 188 MARKLAND STREET

The Committee was in receipt of a report dated 1992 May 20 from the Director of Local Planning respecting the above-noted matter. Ann Gillespie circulated a copy of a list of eligible projects and the Committee approved the following recommendation:

That Heritage Funding be approved for the designated property at 188 Markland Street to undertake conservation/restoration work based on the accompanying list of eligible projects.

RESEARCH SUB-COMMITTEE

6. Additions to Inventory - 89, 91 Wentworth Street South

The Committee was in receipt of a report dated 1992 April 20 from the Chairperson of the Research Sub-Committee respecting the above noted matter. The Committee approved the following recommendation:

That the late Victorian House at 89 Wentworth Street South and the early twentieth century apartment building at 91 Wentworth Street South, be added to the City's Inventory of Buildings of Architectural and/or Historical Interest.

The Local Architectural
Conservation Advisory Committee

1992 May 29

7. SUB-COMMITTEE REPORTS

a) Research Sub-Committee

(i) 212 James Street South

The Committee was in receipt of the Minutes of the Research Sub-Committee for its meetings held 1992 April 29, March 24 and March 10.

Discussion ensued on the proposed new development at 212 James Street South and the Committee questioned whether it would be appropriate to recommend designation of this property at this time. Alderman McCulloch suggested that the project is too far along for designation, but suggested that the Committee would be more successful if the entire street was designated. Diane Dent agreed to contact the Durand Neighbourhood Association before the next meeting to find out where they stand on this project.

Considerable discussion ensued with respect to this property and the Committee approved the following recommendation:

- a) That the Research Sub-Committee initiate a study of the James Street South area for designation as a Heritage Conservation District; and,
- b) That the Research Sub-Committee continue to investigate the possibility of preserving 212 James Street South with the owner and the Durand Neighbourhood Association.

(ii) Central Business District Review by John Mokrycke

Committee members were informed that John Mokrycke is reviewing existing zoning conditions and proposed development of the Central Business District and will be making some recommendations and design guidelines for future development of the area to the Planning and Development Committee. The Secretary was directed to advise all Committee Members when this item is placed on the Planning and Development Committee Agenda in order that they may attend.

b) Education Sub-Committee

(i) Gore Park Walking Tour

Janet Black, Chairperson of the Education Sub-Committee, advised Committee Members that a Walking Tour of Gore Park will be held on Sunday, 1992 May 31 and that Committee members interested in attending were directed to meet at Commonwealth Square at 2:00 o'clock p.m.

Diane Dent advised Committee Members that the Heritage Hamilton Foundation is willing to pay for one student to work with the Education Sub-Committee on projects such as the Walking Tour.

(ii) Gore Park - Possible Designation

Further discussion ensued on the Gore Park area and the Secretary was directed to place this matter on the next agenda to discuss the possible designation of the Gore Park area.

**The Local Architectural
Conservation Advisory Committee**

1992 May 29

(iii) Gore Park Fountain

Committee Members were also advised that the Museum of Steam and Technology is interested in any proposals by this Committee to promote Gore Park and the reconstruction of the old Gore Park Fountain. The model of the Gore Park Fountain has been dismantled and will be reconstructed at the Museum of Steam and Technology.

c) Joint Plaquing Sub-Committee

(i) Joining Plaquing Sub-Committee - Minutes

The Committee was in receipt of the Minutes of the Joint Plaquing Sub-Committee for its meeting held 1992 April 7 and these Minutes were received as circulated.

(ii) Funding for 1993 Heritage Plaques to be Investigated

Dennis Missett, Chairperson of the Joint Plaquing Sub-Committee was in attendance to clarify the Mandate of the Joint Plaquing Sub-Committee and to advise Committee Members that the Sub-Committee has limited funds for plaques for 1993. Mr. Missett suggested that LACAC investigate available funding for the Heritage plaques to be presented at the 1993 Heritage Day Ceremony. The Committee agreed to take this information under advisement.

(iii) Burlington Canal Plaque

Alderman McCulloch advised Committee Members that the Burlington Canal Plaque will be unveiled on 1992 June 13 at 11:00 a.m. at the site adjacent to the Hamilton Lighthouse. Committee Members were invited to attend and were advised that they will be receiving an official invitation by mail.

8. NEXT MEETING DATE

Given the Summer Meeting Schedule and the deadline for reports to the Planning and Development Committee, the Committee agreed to reschedule its next meeting from 1992 June 22 to 1992 June 15 at 12:00 o'clock noon.

9. OTHER BUSINESS

a) Cathedral Boys High School

Diane Dent advised Committee members that she has been contacted regarding the status of Cathedral Boys High School, and the Committee approved the following recommendation:

That staff be directed to investigate the Reasons for Designation of Cathedral Boys High School.

The Secretary was directed to place this matter on the next agenda to discuss the possible designation of this property.

b) Donation of Books to LACAC Library

Alderman McCulloch advised Committee Members that he recently attended a North American Planning Conference held in Washington and submitted the following books to Ann Gillespie for inclusion in the LACAC Library:

**The Local Architectural
Conservation Advisory Committee**

1992 May 29

- a) Landmark Yellow Pages
- b) Great American Lighthouses
- c) Caring For Your Old House
- d) A Copy of An Old LACAC Walking Tour

There being no further business, the meeting then adjourned.

Taken as read and approved

**Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee**

Charlene J. Coutts, Secretary

3

PROPOSED DEMOLITION OF EARLY 19TH CENTURY LOG HOUSE
IN WEST HAMILTON

11-17 Holmes Avenue

Map, photographs and newspaper article on the history of West Hamilton attached.

CURRENT STATUS:

A telephone call, June 5th, from Mr. David Jardine, author of the recent publication, West Hamilton, a Village and a Church, first alerted Heritage Planning staff that this historic home was threatened with demolition.

An application for a demolition permit was received by the Building Department several weeks ago. However, as the property is not currently "listed" on the City's Inventory of Buildings of Architectural and/or Historical Interest, the application was not referred to LACAC for comment. The application will be considered by the Planning and Development Committee at its next meeting on June 24th.

The current owner proposes to construct two single-family dwellings on the site. He has applied to the Committee of Adjustment for a variance to permit front-yard parking. This application will be considered at the Committee's upcoming meeting on June 10th.

ARCHITECTURAL/ HISTORICAL BACKGROUND:

The house is thought to be the original homestead of early settler Samuel Bamberger, who purchased 106 acres of land in the West Hamilton area from John Binkley in 1806. The original single-family dwelling was later converted into two dwelling units, most likely in 1907 when son Charles Bamberger sold the house to Burke & Co. The house was then moved just west of its original location (site of Emerson Street) onto Holmes Avenue in Burke's Annex. Subsequent alterations included the stuccoing of the original clapboard siding and the enclosure of the porch.

The precise date of construction cannot be ascertained from available documentation but a site visit made in October 1989 by David Jardine and Nina Chapple provided evidence that the house was built in the 1830s or earlier, based on the slab log construction and the roof framing system.

Mr. Jardine believes that this house was built by Bamberger shortly after purchasing the land as his name appears on the 1808 Voter's List for the Township of Ancaster as a resident farmer and in 1824 he built the Half Way House (hotel), a two-storey stone structure erected on the site of the present Canadian Martyrs' School.



11-17 Holmes Ave.

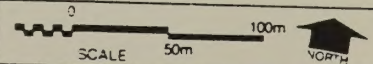
3	29	136
1	2	92
1	25	25

This is not a Legal Document
For Zoning Verification Please
Contact City Building Department.

--- Neighbourhood Boundary
— Zoning Boundary.

CITY OF HAMILTON

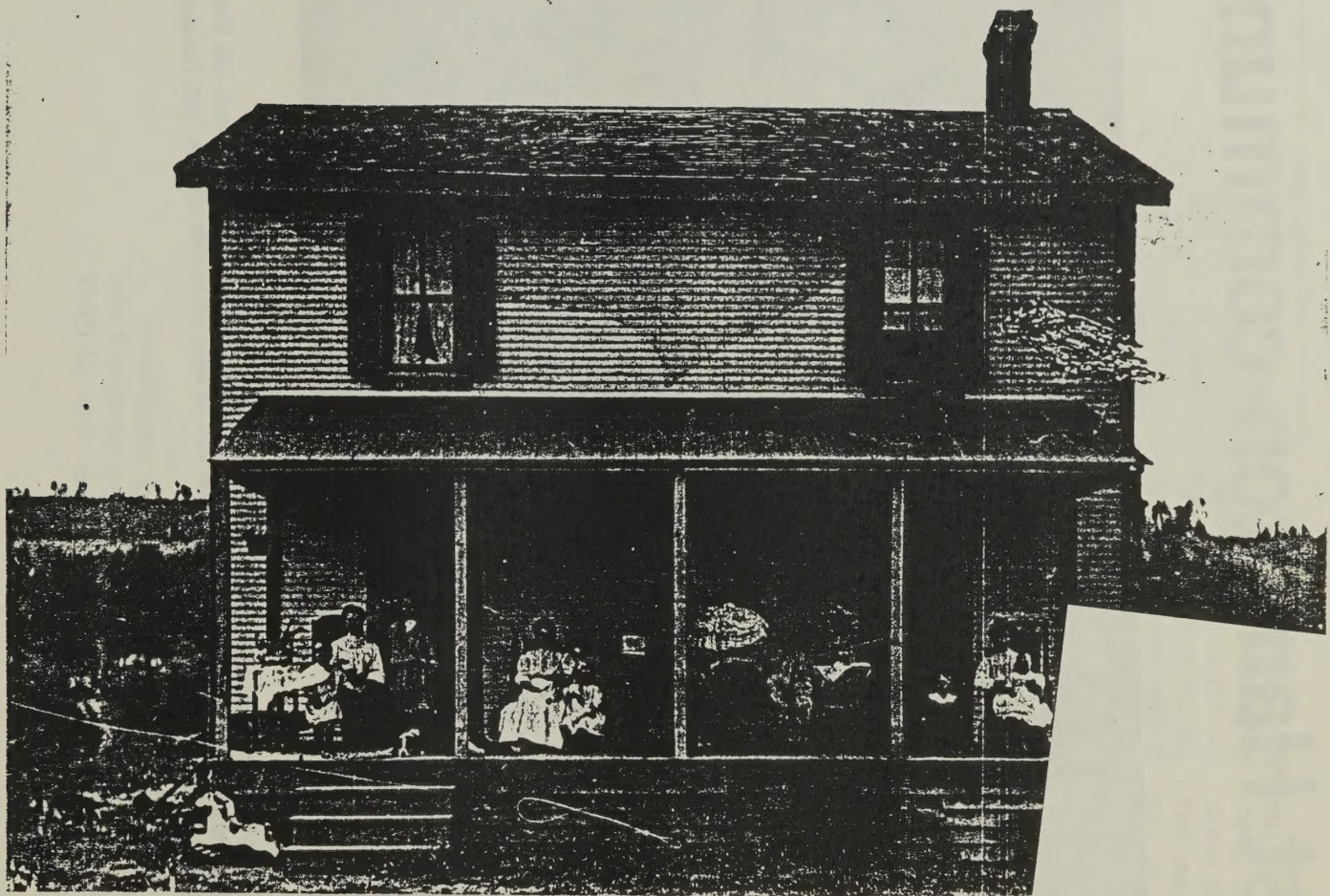
AINSLIE WOOD EAST ZONING



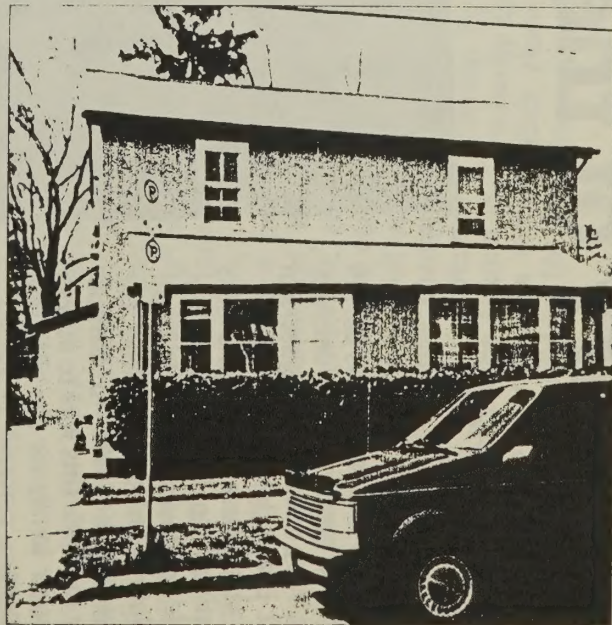
Prepared for The City of Hamilton
by the Planning and Development Department
of The Regional Municipality of Hamilton Wentworth

PLANNING
UNIT NO
6903

PAGE NO.
2



Photograph taken after house was subdivided into two dwelling units: shows original clapboard siding and open verandah



House as it presently appears with stuccoed exterior and enclosed verandah.
(Building Department photographs, May 1992)

The story of the West Hamilton community

How It Started

Well: —

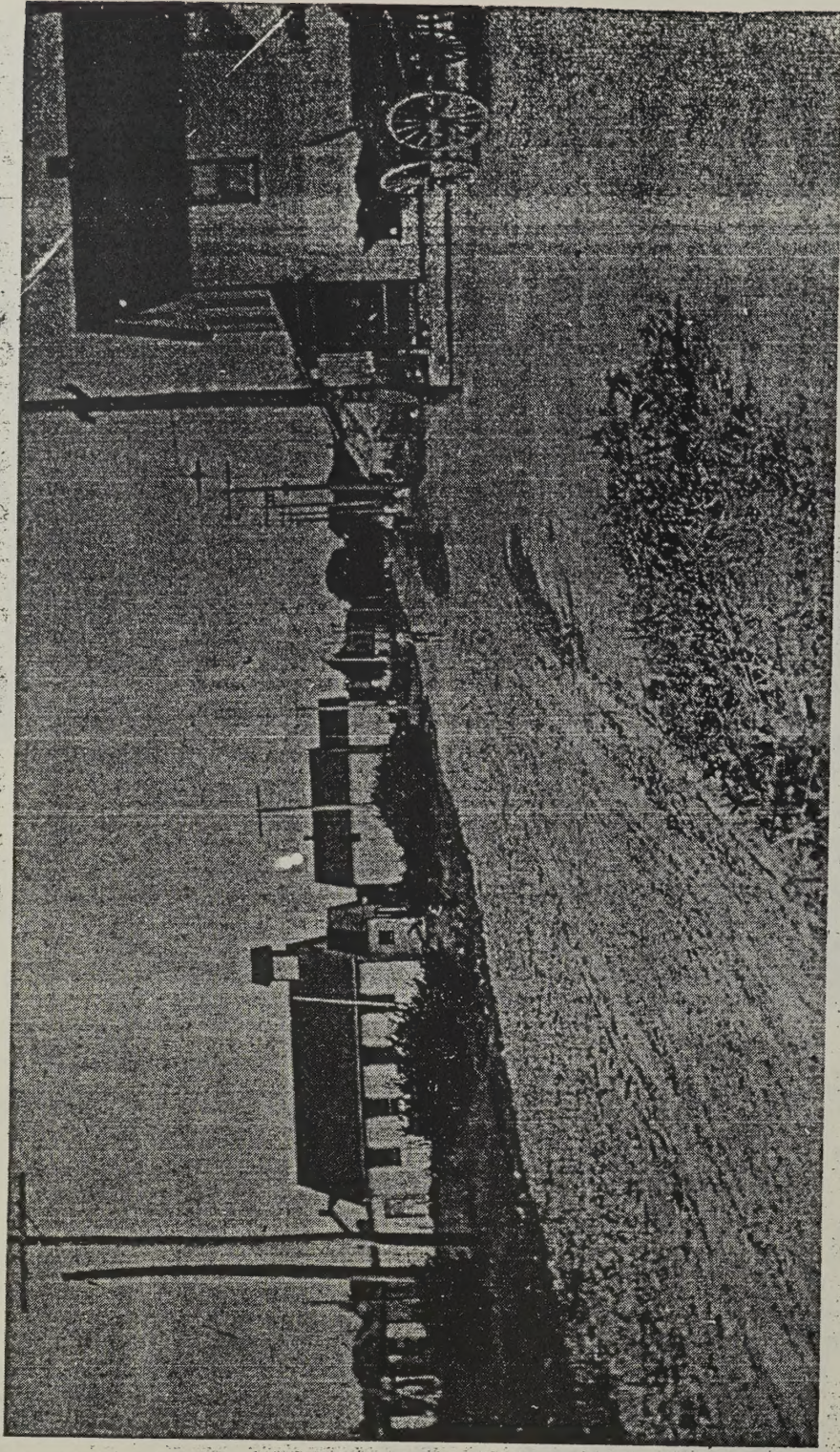
It started in 1796 when it was part of an 800-acre Crown grant to Jemima, Sarah, and Mary Johnson, daughters of Lieutenant Brant Johnson.

In that year these three girls sold "West Hamilton" to John MacKay. He, in turn, sold to Marks Binkley in 1803. In 1805 John Binkley inherited the property, which he sold to Samuel Bamberger in 1806. This was to stay in the Bamberger family for the next one hundred years.

Samuel built a log house on his farm lane. Said house is still in use as a private home, having been moved just west of its original site on Bamberger's Lane—to Eleven Holmes Ave. Bamberger's Lane is now Emerson St.

Samuel later built the Half Way House (hotel) where the Canadian Martyrs' School now stands (38 Emerson St.). This was a waiting place for travelers who rode the steam dummy (train) going to Hamilton or Dundas. A short time later, this line was electrified and we had one-hour radial service.

William Bamberger, grandson of Samuel, built a very nice brick house which he called "Huntingford" at the corner of the Stone Road (Main St.) and Bamberger's Lane (Emerson St.). Today this building is Swackhammer and Hiltz Funeral Home, 1341 Main St. West.



This photograph taken about 1914 shows Emerson Street looking north from just south of Royal Avenue. On the right is Jones' Dry Goods, on the left St. Margaret's Church. Both buildings are still in use, as is one of the two houses visible further down the street.

Our First Residents

Geo. Austin, Jack Austin, Vern Bessey, Henry Brown, Wellington Buckley, Mrs. Cowan, Mr. Jarman, C. L. Mapes, James Nutt, Henry Rader, and Geo. Tindale.

Our First Stores

Mrs. Cowan opened our first store in a small building on Broadway between Royal Ave. and Ward Avenue. After only a few months she sold out to Mr. Wellington Buckley. In 1908 in a small cottage in what is now 49 Royal Avenue (south side) Mr. Buckley opened his grocery store. In conjunction with this venture he was also our post master, a position he held until his retirement. This cottage is now the home of Miss Scidmore.

In 1912, Mr. Buckley built a new brick store and apartment on the corner of Royal and Emerson St., and continued in business until the early twenties. At this time he retired and sold out to Ed. Stroud. After changing hands three or four times, the property was finally acquired by the Austins in March 1929, who operated the store until 1970 when they sold to Mr. M.

Kline.

At this time (1912), West Hamilton had about one hundred homes. And Robert Jones, a Welshman who was a boyhood chum of David Lloyd George, built and operated a dry-goods store. Mrs. Jones, being a milliner, made many a fine hat by hand for the local belles. Mrs. Jones also worked in the post office, a position she held until her death in 1961 in her ninety-third year.

Mr. Jones went overseas in the First War with the 129th Battalion, returning in nineteen-sixteen. Upon his return, he was appointed post master, a position he held until his death in 1944 age eighty-three, whereupon his son Stanley Jones was appointed post master, a position he still retains.

Other Stores of That Period

Mrs. Gemmel Groceries and Candy, at the corner of Emerson and Willowcrest - the home of Mr. Roest. Hodge's Bake Shop at 131 Emerson St., now the home of Mr. Robt. Moss.

Rader's (Groceries), noted for his homemade sausage, at 39 Royal Ave., now the home of Mr. N. Abbey, and at that time Mr. Rader used to pasture his cow right where the Gospel Church now stands.

Hemingway's Butcher Store at 113 Emerson St. opened in 1913 and was the family store for nearly forty years, "Dick Hemingway" being our Spectator reporter for quite some time. The

store was finally taken over by Gord. Aglor, who learned his trade as a boy, while working for Mr. Hemingway.

Churches

Binkley United Church during the 1800 period was built on Stone Road (Main St. West) where the school now stands.

St. Margaret's Church built in 1909. The first Anglican church was built at a cost of \$500.00 on the corner of Royal Ave. and Emerson Street. Bishop du Moulin officially opened the church on December the Fifth, nineteen hundred and nine.

West Hamilton Gospel Church was started as a mission in July nineteen hundred and fifteen in Buckley's Hall, which was built next to Buckley's store at 131 Emerson St. After some months they purchased lot number forty-two on the north side of Royal Ave. and erected their own place of worship. Around 1934 or 1935 Buckley's Hall was moved to 47 Royal Ave. and turned into apartments now owned by Mrs. Dale.

Canadian Martyrs' Church and School was built in 1949 with Father Noonan in charge. After a few years, the splendid edifice we see was erected with Father Bianchi in charge. The buildings now occupy the site of the old Half-Way House (hotel) - the south-west corner of Emerson and Main Street West.

4a

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 8 June 1992

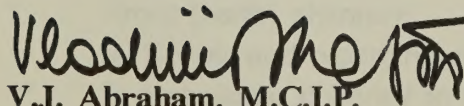
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Heritage Funding Application -
107 George Street

RECOMMENDATION:

That heritage funding be approved for the designated property at 107 George Street to undertake conservation/restoration work based on the accompanying list of eligible projects.

for 
V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department

Ann Gillespie
for

Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. 107 George Street constitutes one-half of the designated semi-detached house at 107-109 George Street. The current application is for a Designated Property Grant to cover one-half the cost of repairs to the two chimneys. Work already completed with the assistance of heritage funding on both #107 and #109 is outlined in the attached report.
2. List of eligible projects and photograph attached; current photographs of chimneys available at meeting.

HERITAGE FUNDING APPLICATION #15

107 George Street

Site Visit: 2 June 1992

Present: Ann Gillespie, heritage planning staff, Planning Department
Jack Dorr, building inspector, Building Department
Rex Mansell, building inspector, Building Department

Eligible Projects:

BACKGROUND: The current application is for repairs to the two brick chimneys. Only the south (front) chimney, which is no longer functional, is original. The external side chimney with the concrete cap was clearly built at a later date, most likely when the first furnace was installed.

Work previously undertaken with heritage funding:

1985 Repainting of all previously painted surfaces - brick masonry and wood elements.
NOTE: Tests undertaken to chemically remove the paint from the brick masonry were unsuccessful.

1989 Reroofing in wood shingles, the original roofing material at both 107 and 109 George Street.
NOTE: Copper step flashing is to be installed on the two chimneys by Witten Home Improvements Inc. once they are repaired (included in roofing contract).

1990 Restoration of second-storey, centre window of front facade (bricked in).

Additional work eligible for heritage funding:

1. Front (north) chimney:
 - a. Repair and reparging of existing chimney or,
 - b. Rebuilding chimney to replicate original.

NOTE: If the chimney must be rebuilt for structural reasons, the brick masonry may be left in its natural state or painted to match existing masonry.

2. Repair of existing rear (south) chimney:
 - a. With concrete cap as currently exists; or
 - b. With brick corbelling identical or similar in design to original front chimney.
3. Repairs to wood trim (fascia board and decorative brackets).

NOTE: All work undertaken with the assistance of heritage funding is to be done in accordance with guidelines and specifications provided by Heritage Planning staff to the owner and contractors.

107-109 George Street

Semi-detached house built in 1870-71.
Now located in Hess Village.



Photograph taken in 1985 before second-storey centre window was restored, roof re-shingled and original doorway of #109 removed and replaced with a modern door of incompatible design.

4b

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 8 June 1992

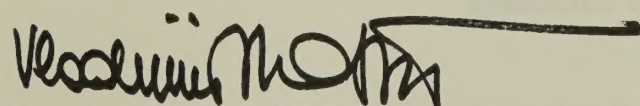
REPORT TO: Charlene Coutts
LACAC Secretary

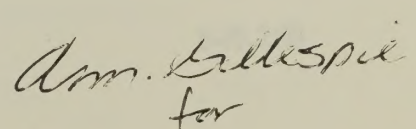
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Heritage Funding Application -
235 Bowman Street (Hamilton Hebrew Academy)

RECOMMENDATION:

That heritage funding be approved for the designated property at 235 Bowman Street to undertake conservation/restoration work based on the accompanying list of eligible projects, as outlined in the report by Anthony Butler Architect Inc.


for V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


for
Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. The former Princess Elizabeth School, acquired in 1991 by the Hamilton Hebrew Academy for use as a Rabbinic Seminary and Centre for Judaic Studies is soon to undergo major restoration/ renovation work, including a rear addition to accommodate a gymnasium, dining hall and additional residential accommodation.
2. The Hamilton Hebrew Academy has applied for a provincial grant through the Cultural Facilities Improvement Program (C.F.I.P). Due to delays in the processing of the application, the Hamilton Hebrew Academy would like to proceed with some of the work described in the report prepared by the architect for the C.F.I.P. application (*Heritage Elements Restoration - Description and Cost Breakdown*). All of the architectural items listed in this report would be eligible for heritage funding.
3. The owner is eligible for the following;
 - a. Designated Property Grant: matching grant; maximum of \$3000 annually
 - b. Community Heritage Fund loan: maximum of \$20,000. NOTE: A heritage easement agreement is required for loans of over \$15,000.
4. Photograph, recent history of building and list of eligible projects attached.
Additional photographs available at meeting.



21 February 1992

HERITAGE ELEMENTS RESTORATION: DESCRIPTION AND COST BREAKDOWN

HAMILTON HEBREW ACADEMY 235 Bowman Street, Hamilton, Ontario

The building fabric was examined, with the following recommendations. Dollar values have not been estimated for items that are not eligible for grants. Descriptions of some of this work have been included where there will be some impact on the building fabric.

1. ARCHITECTURAL

.1 Masonry

.1 General

.1 Repoint all open mortar joints using mix which is fully compatible with original formulations. Cut out and repoint all badly deteriorated mortar joints as necessary.

.2 Repair concrete foundation from grade to brick work using a concrete repair mix. Finish to match original.

.3 Replace badly deteriorated brick units using bricks which match the originals in all ways as closely as possible.

.4 Repair cracked stone areas using a stone repair mix. Use stone dust in the mix for colour and texture. Use stainless steel rods set in epoxy in extreme cases, to stitch broken pieces together. Stitching to take place where broken pieces require a weld to be held together.

.5 At concrete buttress caps on east elevation, perform concrete repair using a concrete repair mix.

Estimated cost: \$40,250

.2 Front Entrance Porch

.1 Remove sealant from stone joints, cut out to a minimum depth of 25 mm, repoint using a mix fully compatible with original formulation.

Estimated cost: \$15,000



.3 Parapet Walls, Decorative Filigree and Chimney

.1 Chop out badly deteriorated bricks and replace using brick which matches the originals as closely as possible. Flash full brick exposure at back side of parapets (flashing work to be part of roofing contract).

.2 Repair decorative pieces at west elevation using epoxy welds, stainless steel rods and a proper stone repair mix. Replacement units for missing pieces to be supplied by Owner; set replacement units in proper locations using stainless steel rods set in epoxy, bed in proper mix.

.3 Cut out all mortar joints of exterior chimney from roof to cap and repoint using a properly balanced mix. Remove existing cracked concrete cap and replace with poured-in-place concrete, formed to match original profile. Ensure proper drip grooves are in place.

Estimated cost

\$11,500

.2 Windows and Skylight

.1 **Windows:** Steel sash windows are generally in good repair, due to good initial detailing and regular painting. Work required on the sashes is therefore limited to cleaning, scraping and priming with zinc-rich primer. Some existing ventilator mechanisms are inoperable due to paint build-up, but can be restored to working order.

.1 Remove glass from all steel windows; remove perimeter caulking; scrape clean sashes of loose paint using wire brush; restore ventilators to operational condition; prime frames with zinc-rich primer to retard corrosion; finish paint with two coats exterior grade alkyd enamel in original colours; recaulk; reglaze with 4mm glass using white putty.

Estimated cost:

\$34,600

.2 **Skylight:** Steel and wood structure supporting the skylight is generally sound and not in need of repair. Exterior portion of skylight steel frame, including mullions supporting glass sections, flashings, and miscellaneous end and connecting pieces show evidence of extreme corrosion and should be replaced. Of 80 original exterior panes of wired glass, 60 are cracked and have been inappropriately repaired with caulking. These should be replaced. Unbroken panes should be retained and reinstalled in new framing.



- .1 Replace existing steel skylight framework. Supply, install and glaze new steel skylight, prime painted, to details matching existing. Reuse existing glass where possible.

Estimated cost: \$46,000

- .3 **Roof:** This roof has been in place since the addition of the second floor in 1930. The average lifespan for roofs of this type is 20 to 30 years; this roof should be replaced in order to reinstate a proper weather envelope:

.1 Remove existing roof material and examine the state of the wood tongue and groove deck. From below, this deck appears to be in reasonable shape and we estimate that only approximately 5% of it will require replacement. The roof supporting structure has been examined and it is not anticipated that any remedial work will be necessary.

.2 Apply new roofing material to wood deck. Use roll roofing on steep areas and three-ply asphalt roof for all other locations, as is existing. Note that roof deck insulation is not required, due to the large attic space, which acts as an insulator. Glass fibre insulation can be installed in the attic, if desired.

Estimated cost: \$58,000

- .4 **Exterior Doors:**

.1 Main entrance on west elevation and side entrance on north elevation: repair and refinish to match the original finish.

Estimated cost: \$7,000

.2 Side entrance on south elevation: replace existing slab doors with exact replicas of side entrance doors on north elevation.

Estimated cost: \$15,000

- .5 **Interior Paint and Plaster Repairs:** Paint in original colours the interior spaces specifically mentioned in the reasons for designation, including front entranceway, stairways, auditorium, second floor corridor and interior attic portion of skylight. Make minor plaster repairs as necessary during before repainting. Use paint scrapings to determine original colours.

Estimated cost: \$11,500

Princess Elizabeth School
235 Bowman Street



Built in 1922 as the West Hamilton School.

Architect: Warren & McDonnell

Second storey added in 1930.

Architect: Fred Warren

Public school closed in 1983.

Purchased in 1991 by the Hamilton Hebrew Academy for use as a seminary.

RECENT HISTORY OF 235 BOWMAN STREET

Proposed Use

The Hamilton Hebrew Academy was established in September 1960 and is presently situated on Cline Avenue South in the west end of Hamilton. The Academy enjoys an enrolment of over 300 students and offers classes from nursery level through to grade eight.

The Board of Governors of the Hamilton Hebrew Academy resolved in the spring of 1985 to plan for a college for Judaic Studies in the vicinity of McMaster University, with the objective of establishing a centre for Judaic studies for the region. Recognizing the great advantage in having a university of the calibre of McMaster in the area, the Board decided that a Rabbinic Seminary associated with the university could benefit both institutions, because McMaster students could take courses in Judaic Studies at the Seminary, while Seminary students would acquire their general studies education at McMaster University. The educational program run at the Seminary would be open and available to anyone interested in learning about Jewish philosophy, the Bible and/or Jewish customs and ceremonies. The Seminary's library and reading room will also be open to everyone.

The Seminary's library will be the only well stocked library in Judaica in this area.

The Board also recognized that the numbers of senior citizens were increasing very rapidly and a seniors recreation centre would be most beneficial for the west end of Hamilton. The Board consulted with the Department of Culture and Recreation for the City of Hamilton and learned that the department, having completed senior's centres for the east end and mountain, was searching for a site in the west end of Hamilton. The Director of Culture and Recreation has conveyed great interest in a joint venture, which the Board of Hamilton Hebrew Academy is actively pursuing.

History of the Acquisition of the Property:

Princess Elizabeth School was declared surplus to the needs of the Hamilton Board of Education over eight years ago. Subsequently, space in the building was rented to a private Montessori School before being sold to a developer in 1991, who intended to demolish the building and use the site for housing.

The Local Architectural Conservation Advisory Committee for the City of Hamilton had attempted on several occasions to encourage the Hamilton Board of Education to request that the school be designated under the Ontario Heritage Act, but the Board failed to respond.

Hamilton Hebrew Academy purchased the school and site from the developer, and immediately requested designation. The building will continue to be used as an educational facility. Its existing plan and architectural features meet exactly the needs of the new owners, who are creating an exciting new community facility, and saving a heritage building that was on the verge of destruction.

The conservation of this building and its recycling into a public facility will act as a much needed example in Hamilton of the benefits of heritage conservation, and it deserves every support.

The first of these is the fact that the University of Michigan is a public institution. This means that it is owned by the people of the state of Michigan and is subject to the control of the state legislature. This is in contrast to private universities, which are owned by private individuals or corporations and are not subject to state control.

The second of these is the fact that the University of Michigan is a non-profit institution. This means that the university does not have a profit motive and its assets are held in trust for the benefit of the university. This is in contrast to private universities, which may have a profit motive and whose assets are held for the benefit of private individuals or corporations.

The third of these is the fact that the University of Michigan is a research institution. This means that the university is engaged in research in a wide range of fields, including the natural sciences, the social sciences, and the humanities. This is in contrast to private universities, which may be more focused on teaching and may not have as extensive research programs.

The fourth of these is the fact that the University of Michigan is a large institution. This means that the university has a large number of students, faculty, and staff. This is in contrast to private universities, which may be smaller in size.

The fifth of these is the fact that the University of Michigan is a well-known institution. This means that the university has a high reputation and is well-known to the public. This is in contrast to private universities, which may be less well-known.

The sixth of these is the fact that the University of Michigan is a diverse institution. This means that the university has a wide range of programs and departments. This is in contrast to private universities, which may have a more limited range of programs.

The seventh of these is the fact that the University of Michigan is a historic institution. This means that the university has a long history and has played a significant role in the development of the state of Michigan. This is in contrast to private universities, which may have a shorter history.

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

7a

DATE: May 20, 1992

TIME: 5:15 p.m.

PLACE: Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler
John Mokrycke
Jane Rigby
Ivona Tanska-Stepien
Ann Gillespie
Joy Dubbeld

ABSENT: Jeff Sokol

1. Approval of Minutes of meetings of March 10 and 24 and April 29.

2. Archaeological Foundation Grant Application to City of Hamilton

The Archaeological Foundation's grant application to the City of Hamilton for the proposed urban archaeology project on the Loretto Academy Site, as submitted by Rita Michael, was referred by City Council to LACAC and discussed at the LACAC meeting of April 24. No action by LACAC was recommended at that meeting.

Subsequently, John Ross, Secretary of the Hamilton-Wentworth Archaeological Foundation, requested an opportunity to make a personal presentation to LACAC on the proposed project at the LACAC meeting of May 29.

There was a motion that the proposal be heard at the May 29th LACAC meeting and referred back to the Research Sub-committee for further review, with a recommendation to be made to LACAC at a successive meeting.

3. Ivory's, 25 Hess Street South: rezoning application concerning addition and second storey decks at front and rear of building

The Research Sub-committee had the following comments on the front deck:

- the addition, as proposed, is out of character with the building and the streetscape

7a

SECRET

SECRET

DATE: 10/15/77

TIME: 10:15 AM

FROM: [illegible]

TO: [illegible]

INFO: [illegible]

RE: [illegible]

DATE: 10/15/77

TIME: 10:15 AM

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

9. [illegible]

- the materials proposed (steel and aluminum), are inappropriate to the style and brick construction of the house
- The house might well have had a front porch with balcony and, an appropriately designed porch might be acceptable.

The conclusion was that although the design was not satisfactory as proposed, that research of the original house (through archival photographs, for example) might present an acceptable alternative.

4. 89 and 91 Wentworth Street South: (cf. Research Sub-committee minutes of April 29, 1992 for background of site plan application for non-profit housing)

- 1) The two buildings were evaluated for listing and a recommendation will be made to LACAC May 29/92 that they be added to the City's Inventory of Buildings of Architectural and/or Historical Interest.
- 2) It was noted that a letter to the Minister of Housing on demolition of heritage buildings for non-profit housing was in order.

the first of the following items will be considered as a separate item in the list of items.

The second item will be considered as a separate item in the list of items.

The third item will be considered as a separate item in the list of items.

The fourth item will be considered as a separate item in the list of items.

The fifth item will be considered as a separate item in the list of items.

The sixth item will be considered as a separate item in the list of items.

CA4 ON HBL G37
A35
1992



J.J. SCHATZ
CITY CLERK

THE CORPORATION OF THE CITY OF HAMILTON

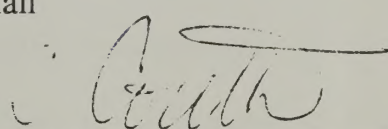
OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

TEL: 546-2700
FAX: 546-2095

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

Monday, 1992 July 20
12:00 o'clock noon
Room 219, City Hall



Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee

AGENDA

1. **ADOPTION OF MINUTES**

Minutes of the Meeting held 1992 June 15

2. **BUSINESS ARISING FROM THE MINUTES** (no copy)

UPDATES

3. T.H. & B. Station - Update on plans for conversion to GO Station/Bus Depot (no copy)
4. Bamberger House, 11-13 Holmes Avenue - Update and Preliminary Research Report

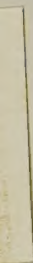
DIRECTOR OF LOCAL PLANNING

5. Heritage Funding Application - 256-258 MacNab Street North
6. Appointment of Two LACAC Representatives to Attend Joint CAPIC, Urban Design and LACAC Meeting

URBAN MUNICIPAL

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GOVERNMENT DOCUMENTS



RESEARCH SUB- COMMITTEE

7. Hamilton-Wentworth Archaeological Foundation - Proposed Urban Archaeology Project, Loretto Academy Site

8. SUB-COMMITTEE REPORTS

- a) Research Sub-Committee - Minutes of Meeting held 1992 June 3
- b) Education Sub-Committee (no copy)
- c) Joint Plaquing Sub-Committee - Minutes of Meeting held 1992 May 6
- d) Heritage Legislation Sub-Committee - Draft Report of the Minister's Advisory Committee on New Heritage Legislation

CONFERENCE REPORT

9. Provincial LACAC Conference, Trent University, Peterborough, 1992 June 11-13
 - a) Acknowledgement of Skills Training Grant for attendance of 3 delegates
 - b) Delegates' Report (no copy)

10. OTHER BUSINESS

11. ADJOURNMENT

1. The first part of the report is a summary of the work done during the year.

2. The second part of the report is a detailed account of the work done during the year.

- a. The first part of the report is a summary of the work done during the year.
- b. The second part of the report is a detailed account of the work done during the year.
- c. The third part of the report is a summary of the work done during the year.
- d. The fourth part of the report is a detailed account of the work done during the year.
- e. The fifth part of the report is a summary of the work done during the year.

3. The third part of the report is a summary of the work done during the year.

- f. The sixth part of the report is a summary of the work done during the year.
- g. The seventh part of the report is a detailed account of the work done during the year.
- h. The eighth part of the report is a summary of the work done during the year.
- i. The ninth part of the report is a detailed account of the work done during the year.

4. The fourth part of the report is a summary of the work done during the year.

5. The fifth part of the report is a summary of the work done during the year.

Monday, 1992 June 15
12:00 o'clock noon
Room 233, City Hall

1

The Local Architectural Conservation Advisory Committee met.

There were present: Diane Dent, Chairperson
Reg Wheeler, Vice-Chairperson
Alderman William McCulloch
Alderman Frank D'Amico
Brian Henley
John Mokrycke
Robert Rankin
Jeff Martin
Jane Rigby
Robert Brough

Also present: Alderman Mary Kiss
Ann Gillespie, Planning Department
Joy Dubbeld, Planning Department
Vladimir Matus, Planning Department
John Gamble, Building Department
Janet Black, Chairperson, Education Sub-Committee
Marnie Piggot, Education Sub-Committee
Dennis Missett, Chairperson, Joint Plaquing Sub-Committee
David Jardine
Jim Prestige
Charlene Coutts, Secretary

1. ADOPTION OF MINUTES

The Committee was in receipt of the minutes of the Local Architectural Conservation Advisory Committee for its meeting held 1992 May 29, and these minutes were adopted as circulated.

3. PRESENTATION

Proposed demolition of Early Nineteenth Century Log House in West Hamilton, 11-13 Holmes Avenue - David Jardine and Jim Prestige

The Committee agreed to move this item up on the agenda.

David Jardine, the author of the recent publication entitled West Hamilton a Village and a Church, appeared before the Committee and presented a history of the property at 11-13 Holmes Avenue. Mr. Jardine stated that this historic home, which is believed to be one of the first homes built in Hamilton and is the only known log house in the Hamilton area, is in danger of being demolished.

Committee members were advised that the Building Department will be submitting a report recommending the demolition of 11-13 Holmes Avenue to the Planning and Development Committee at its meeting to be held on 1992 June 24.

The Committee agreed that the building should be saved based on its historical and architectural value and the Committee approved the following recommendations:

- a) That the buildings at 11-13 Holmes Avenue be listed on the City's Inventory of Buildings of Architectural and/or Historical Significance; and,
- b) That staff be directed to prepare the Reasons for Designation for 11-13 Holmes Avenue for presentation at the next meeting; and,
- c) That the Planning and Development Committee be requested to not issue a demolition permit for the property at 11-13 Holmes Avenue based on the building's architectural and historical value.

Rob Brough agreed to conduct a site visit of the buildings before this item is dealt with by the Planning and Development Committee.

David Jardine expressed an interest in appearing as a delegation before the Planning and Development Committee at its next meeting with respect to this matter and the Secretary was directed to make the necessary arrangements.

2. BUSINESS ARISING FROM THE MINUTES

a) Cathedral Boys' High School - Reasons for Designation

Ann Gillespie circulated the draft Reasons for Designation that have been prepared for the Cathedral Boys' High School.

Alderman D'Amico questioned the status of this building and suggested that the Hamilton-Wentworth Roman Catholic Separate School Board be approached to determine their plans for this building and to see if they would consider designating this building. After some discussion, the Committee approved the following recommendation:

That a letter be sent to the Chairperson of the Hamilton-Wentworth Roman Catholic Separate School Board to determine their plans for the Cathedral Boys' High School and to forward the necessary information on designation in the event that they are interested in designating this building.

b) Gore Park - Discussion re: Possible Designation

The Committee agreed that they are not interested in designating Gore Park as it exists today but that designation should be considered if it is ever returned to its earlier state which includes the refurbishing of the old Gore Park fountain.

Alderman McCulloch suggested that staff meet with the Manager, Parks Division, Public Works Department, to determine what, if any, changes are being proposed for the Gore Park area including the refurbishing of the old Gore Park fountain.

Jim Drake, President of the Beasley Neighbourhood Association was also in attendance and stated that the Association would welcome any restoration of the

Gore Park area. Mr. Drake added that his Association will be submitting a formal letter to the Committee requesting that the park be refurbished.

John Mokrycke also advised Committee members that the Head of the Lake Historical Society is investigating the possibility of reconstructing the old Gore Park fountain.

4. DIRECTOR OF LOCAL PLANNING

a) 107 George Street-Heritage Funding Application

The Committee was in receipt of a report dated 1992 June 8 from the Director of Local Planning respecting the above-noted matter. The Committee approved the following recommendation:

That heritage funding be approved for the designated property at 107 George Street to undertake conservation/restoration work based on the accompanying list of eligible projects.

b) 235 Bowman Street (Hamilton Hebrew Academy)
Heritage Funding Application

Rob Brough declared a conflict of interest as he is the Architect for the owner and refrained from any discussion and voting on this matter.

The Committee was in receipt of a report dated 1992 June 8 from the Director of Local Planning respecting the above-noted matter. The Committee approved the following recommendation:

That heritage funding be approved for the designated property at 235 Bowman Street to undertake conservation/restoration work based on the accompanying list of eligible projects as outlined in the report by Anthony Butler Architect Inc.

5. RESEARCH SUB-COMMITTEE

Heritage Permit -235 Bowman Street

Rob Brough made a presentation on the Site Plan and proposed development of 235 Bowman Street.

After Mr. Brough's presentation, he left the room and did not participate in any discussion or voting with respect to this matter.

The Committee was in receipt of a report dated 1992 June 12 from the Vice-Chairperson of the Research Sub-Committee respecting a heritage application for the rear addition to the designated building at 235 Bowman Street.

After some discussion the Committee approved the following recommendation:

That approval be given, pursuant to the provisions of the Ontario Heritage Act, 1983, for a two (2) storey rear addition to the former Princess Elizabeth School at 235 Bowman Street (now a rabbinic seminary) to accommodate a gymnasium, dining hall and additional residential accommodation, subject to the following conditions:

a) Wall Construction

Brick Masonry - rug brick to match existing as closely as possible in size, colour and texture.

Trim - simulated stone or concrete to match existing stone trim.

Rear Wall - the rear wall of the new addition would preferably be faced with the same brick as will be used on the side walls.

b) Windows

Same construction as original (steel sash) with similar proportions and detailing (i.e. multiple panes with slender muntin bars).

c) Treatment of Base

Base line of existing building to be followed and defined in a similar manner with concrete banding.

d) Connection of Existing Building and New Addition

New addition to have a clear visual separation from the existing building, by means of a setback, door openings and fenestration, and, use of materials.

e) Detailing

To echo detailing of original building, particularly through the use of concrete banding and brick soldier course.

6. LACAC CONFERENCE

Given the time constraints for today's meeting, the Committee agreed to place the report from the delegates that attended the 1992 Provincial LACAC Conference held in Peterborough on 1992 June 11 - 13 on the next agenda.

7. SUB-COMMITTEE REPORTS

a) Research Sub-Committee - Minutes of meeting held 1992 May 20

The Committee was in receipt of the minutes of the Research Sub-Committee for its meeting held 1992 May 20 and these minutes were received as circulated.

The Local Architectural Conservation Advisory Committee

1992 June 15

The Secretary was directed to place the Sub-Committee reports for the Education Sub-Committee, Joint Plaquing Sub-Committee and the Heritage Legislation Sub-Committee on the next agenda.

8. ADJOURNMENT

There being no further business, the meeting then adjourned.

Taken as read and approved,

Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee

Charlene Coutts, Secretary

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UPDATE

PROPOSED DEMOLITION OF BAMBERGER HOUSE

11-13 Holmes Avenue

Since the Planning and Development Committee held June 24th, **the new owner has decided to postpone plans to redevelop the site (2 single-family dwellings) until next spring.** The existing house (two dwelling units) will be rented in the meantime.

Attached is a detailed chronology outlining the course of events and actions taken since Heritage Planning staff were first alerted that the house was threatened with demolition and a preliminary research report outlining the architectural and historical significance of the house and providing additional architectural background on log houses.

EARLY 19TH CENTURY LOG HOUSE IN WEST HAMILTON

BAMBERGER HOUSE, 11-13 Holmes Avenue

ACTIONS TAKEN RE: PROPOSED DEMOLITION

- May 8 Application for demolition permit received by the Building Department.
- June 5 Heritage Planning staff alerted by Mr. David Jardine, author of the book West Hamilton, a Village and a Church (1990) that this historic home might be demolished.
- NOTE: 11-13 Holmes Avenue was not "listed" on the City's Inventory of Buildings of Architectural and/or Historical Interest at the time that this application was made (no survey of West Hamilton for the purpose of listing buildings on the Inventory has as yet been undertaken); the application was therefore not referred to LACAC for comment when first submitted.
- June 10 Committee of Adjustment meeting - denial of application for variance to permit front-yard parking for two new houses proposed for property at 11-13 Holmes Avenue.
- June 15 LACAC meeting - recommendation to Planning and Development Committee that a demolition permit not be issued for the property at 11-13 Holmes Avenue based on the building's architectural and historical value.
LACAC also recommended that the building be listed on the Inventory and that, since the building was clearly worthy of designation under the Ontario Heritage Act, that staff prepare the Reasons for Designation.

NOTE: A permanent site will need to be found before the Reasons for Designation can be finalized. The accompanying Research Report outlines the architectural and historical significance of the building. Further research and investigation on the log construction is being undertaken by staff.

June 24 Planning & Development Committee meeting - application for demolition permit for semi-detached house at 11-13 Holmes Avenue approved, with provision that staff investigate alternate sites and cost of relocation and bring back a report to the next Planning and Development Committee meeting on July 22. Owner agrees to a 30-day delay of demolition and offers to assist in dismantling/moving of the house.

NOTE: Staff subsequently contacted the new owner Mr. E. McEnaney, just after he had taken possession of the house, and learned that he had changed his plans with respect to redeveloping the site. He has decided to postpone construction of the two new houses until next spring; in the meantime, the existing house, which provides two dwelling units, will be rented. He has agreed to advise the Planning and Development Committee of his change of plans in a letter and to provide the Committee with a revised schedule, which will provide an extended time frame for investigating alternate sites and moving the building.

June 30 Council approves demolition permit application for 11-13 Holmes Avenue.

July 9 Meeting of the Board of Directors of the West Hamilton Historical Society (president, Bob Schimmell). Status report on the Bamberger house given by Board member David Jardine and Heritage Planning staff, Ann Gillespie; followed by discussion of various options for finding a use and new site for the house.

Additional actions presently being undertaken by staff: arrangement for a more thorough structural investigation to better document log construction (which new owner has verbally agreed to); letter to Mr. McEnaney to obtain his written consent; investigation of alternate sites.

NOTE: From a heritage conservation standpoint, the former Bamberger home should ideally be preserved *in situ*, especially given its historical significance within the context of the West Hamilton community. However, If this is not possible and demolition appears inevitable, consideration should be given to moving the building to another site, preferably close to its original or second location, or at least within West Hamilton. If this is not feasible, a site within the Hamilton area should be found.

The following societies/ agencies have been advised of the proposed demolition of the Bamberger house and have expressed interest in or have offered support (at least in principle) for saving the building, although their respective roles have not yet been defined:

West Hamilton Historical Society (letter of support forthcoming)

Head-of-the-Lake Historical Society (letter of support received from president, Dennis Missett)

Hamilton Region Conservation Authority - matter yet to be considered by the Historic Sites Advisory Board but president, Bob Helwig, has responded favourably to the idea of relocating the Bamberger house to Westfield Heritage Centre.

Timber Framers Guild of North America (contact: president, Scott Murray)

The guild has just erected a covered bridge over a river near Guelph (see Information Item #10 of agenda).

EARLY 19TH CENTURY LOG HOUSE IN WEST HAMILTON

SAMUEL BAMBERGER HOUSE

11-13 Holmes Avenue

PRELIMINARY RESEARCH REPORT

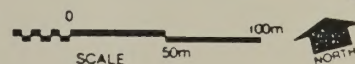
Prepared by Heritage Planning staff
June 1992



Photograph taken around 1909 after house was moved to new location on Holmes Avenue and converted to a two-family dwelling. Lady seated on far right is Mrs. William Hunter and her two children. SOURCE: Courtesy of Mrs. Ann Young (Hunter).



ZONING MAP: Combined sections of the Ainslie Wood and Ainslie Wood East Neighbourhood maps.



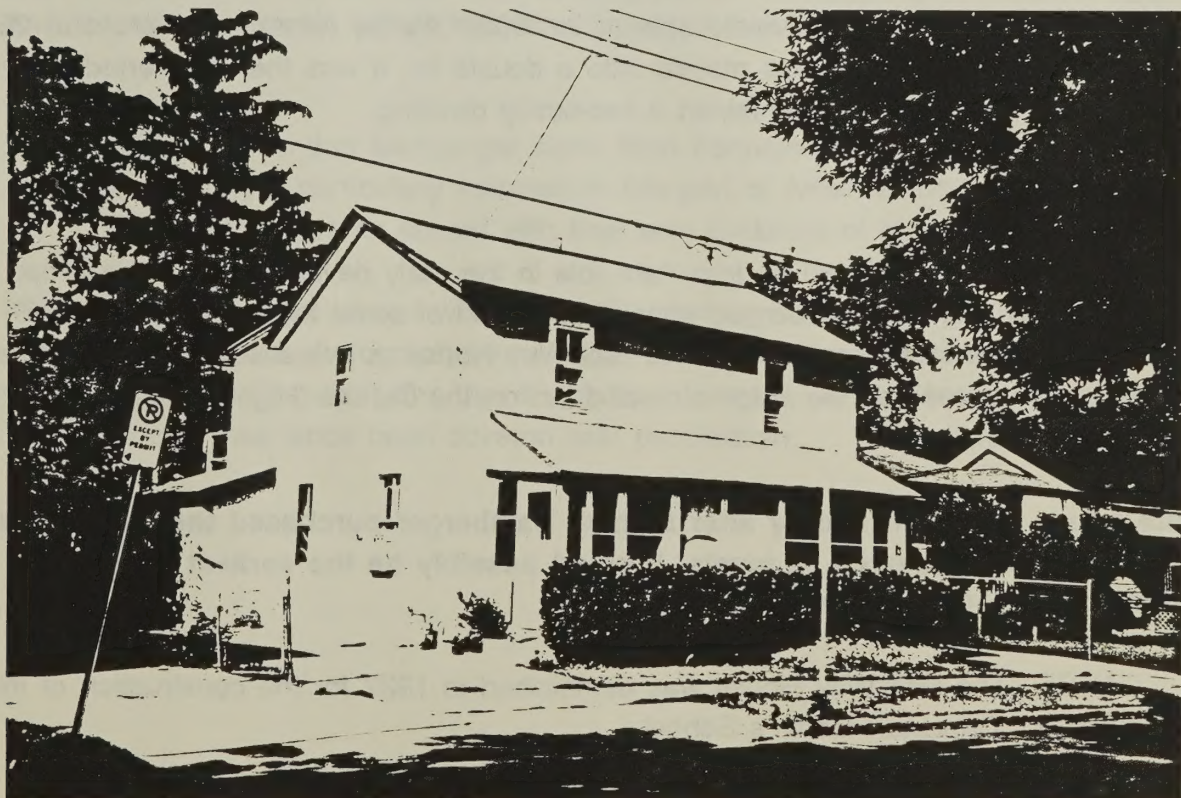
HERITAGE STATUS:

Listed on the City's Inventory of Buildings of Architectural/ Historical Interest and worthy of designation under the Ontario Heritage Act.

SETTING:

Located in the heart of the West Hamilton residential area just west of Emerson Street and two blocks east of Alexander Park.

Originally surrounded by farmland, the Bamberger homestead was moved just south-west of its original location at the foot of Bamberger Lane (Emerson Street) when the residential survey of West Hamilton was opened. During the early part of this century, the house was located in the thriving village of West Hamilton (annexed to the City in 1930). While many of the buildings from this period have survived, the village atmosphere has virtually disappeared and only a few businesses survive. West Hamilton today is a residential subdivision comprised largely of modest pre-war and wartime housing, with a recent trend towards new larger-scale infill.



House as it appears today (Heritage Planning photograph).

HISTORICAL BACKGROUND AND SIGNIFICANCE:

NOTE: The history of the Bamberger family and home was thoroughly researched by **David Jardine** in the course of writing a history of the village of West Hamilton and its first church, St. Margaret's. Born and raised in West Hamilton and a resident of this community for just over thirty years, Mr. Jardine has retained a keen interest in the history of West Hamilton and the preservation of its heritage. In 1988, he produced a television documentary entitled The History of West Hamilton, which has been shown numerous times on Cable 14, and subsequently completed his book: West Hamilton: A Village and a Church, published in 1990.

The house at 11-13 Holmes Avenue is believed to be the original home of the Bamberger family, whose century-owned farmland became the site of the survey and village of West Hamilton. Samuel Bamberger (1779-1830) was one of the earliest settlers to the West Hamilton area. Arriving from Pennsylvania in 1804, he purchased 102 acres of land from John Binkley in 1806. This land was owned and farmed by the Bamberger family for about 100 years. The family farms were then sold to real estate brokers Burke & Co., who opened the new residential survey of West Hamilton in 1908.

When this new survey was laid out, the original Bamberger house was moved just west of its original location at the foot of Bamberger Lane (Emerson Street) onto Holmes Avenue, one of the streets in Burke's Annex, opened in 1909. As the Annex lots were only 25' wide, the Bamberger house was moved onto a double lot; it was then converted to two dwelling units and has since remained a two-family dwelling.

The Bamberger family played an important role in the early development of the West Hamilton area. Samuel Bamberger, apparently a man of some means, was also well-known as the owner and operator of the Half Way House, a two-storey stone structure built in 1824, which served as the stage stop and inn on the Dundas Highway, halfway between Dundas and Hamilton.**

If the house was built shortly after Samuel Bamberger purchased the land in 1806, as Mr. Jardine's research suggests, it could possibly be the earliest house still standing in the City of Hamilton.

** NOTE: The Half Way House was demolished in 1927 for the construction of the present Canadian Martyr's School

ARCHITECTURAL BACKGROUND AND SIGNIFICANCE:

The former Bamberger residence is one of relatively few surviving examples of squared log construction in Ontario, one of the earliest building techniques employed in Upper Canada. Rough-hewn log construction was adapted to a variety of building types, including churches, schools, houses and outbuildings. The *log cabin*, that is, a small primitive log structure constructed of round or very roughly hewn logs to serve as the pioneer settler's first, temporary home was subsequently replaced by a larger permanent dwelling of frame, stone, brick or, less commonly, log construction. Log houses were characteristic of areas settled by Pennsylvania Germans.***

The permanent *log house*, exemplified by the former Bamberger home, was built of hand-hewn, squared logs with neatly plastered interstices. Verandahs were a common feature and architectural details often echoed those of contemporary brick, stone and frame dwellings. The logs were either left exposed or covered with wood boards or stucco. Exposed log houses were almost always covered at a later date (for practical and stylistic reasons), either with wood siding, stucco, brick, and more recently insulbrick or pebbledash.**** Because the log wall construction of many log houses is hidden behind an exterior cladding, it is difficult to accurately estimate the number of surviving examples. Based on available documentation, however, it would appear that **the Bamberger house is one of few surviving examples of its type (i.e. permanent log house) in the province and no other example within the Hamilton area has as yet been found.**

*** NOTE: Given that Bamberger came from Pennsylvania, it is worth noting that *log houses* were particularly common in this part of America, where German and Swedish immigrants arrived with their own traditions of log construction.

**** NOTE: It is not known whether the Bamberger house originally had exposed log walls but the photograph taken circa 1909, just after it had been converted to a two-family dwelling indicates that it was then covered with horizontal siding and the exterior has since been covered with pebbledash.

ADDITIONAL ARCHITECTURAL DATA

Date of Bamberger House:

- cannot be precisely determined from available documentation but Mr. Jardine has found evidence to suggest that it was built soon after Bamberger purchased the land in 1806. Based on the physical evidence provided by the log construction and roof framing system, the house would most likely have been built prior to 1840.

Construction:

Walls: hand-hewn, squared log construction.

Roof framing: early form of construction characterized by hand-hewn rafters and ceiling joists (6" x 8") spaced 3' apart without a ridge board and the use of wooden pegs to fasten the timber frame.

NOTE: The log wall construction was ascertained during a recent site inspection made June 15 by Rob Brough (architect and chairman of LACAC's Research Sub-Committee), David Jardine, and Ann Gillespie (Heritage Planning staff). It was first "discovered" in the 1920s by previous owners (Baxters) when layers of old wallpaper were stripped, revealing the squared logs.

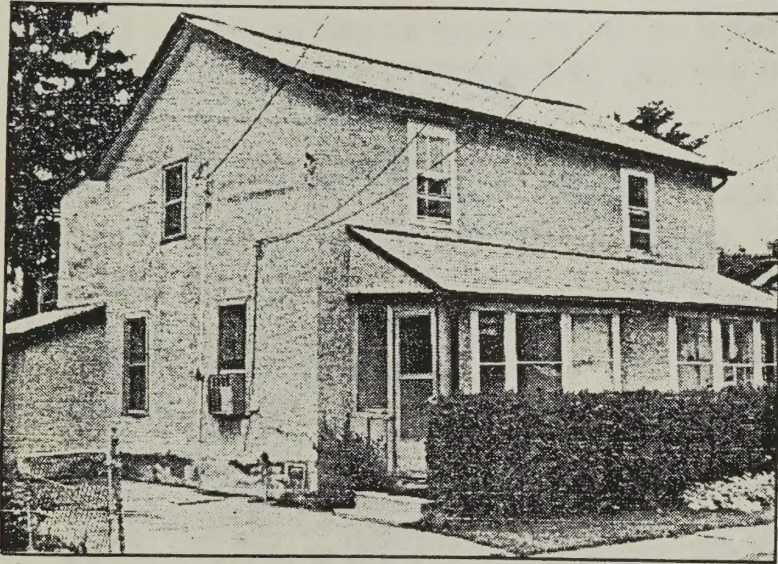
Original Appearance:

- no photographs showing the appearance of the house before it was moved from its original location but it is known that the original house had a centre doorway, with a window on either side (window frames are still intact and visible from the interior).
- log walls may originally have been exposed and later covered with wood siding (horizontal or vertical boards); house may have originally, or at an early date, had a verandah.

Alterations:

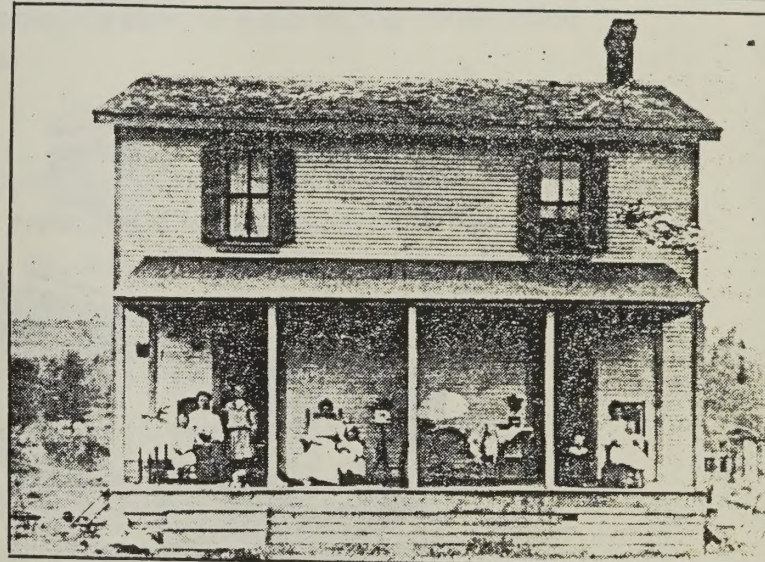
- subdivision of house into two dwelling units, after it was moved circa 1907 resulted in blocking up of doorway and creation of two doorways (aligned with upper storey windows); verandah could have been added at this time or earlier (see photograph taken circa 1909).
- verandah since enclosed and entire exterior covered with a pebbledash coating.

It was noted at time of recent site inspection that the original window frames were still intact and visible on the interior of both units and also on the exterior of 13 Holmes Ave.



Paul Hourigan, The Spectator

Planners want the house moved.



Spectator file photo

The house on Holmes Avenue as it was.

Homesavers

Hamilton's oldest house given temporary reprieve

By JIM POLING
The Spectator

HAMILTON'S OLDEST house has won a stay of execution.

The almost 200-year-old log home was slated for demolition to make way for two new single-family homes.

But members of the city's planning and development committee are recommending the house on Holmes Avenue in the west end be moved or dismantled and erected in a different location.

The house is considered a link with the area's first settlers.

"It would be a shame to lose something this historically significant," said Alderman Bill McCulloch.

The committee has asked the

owner to wait a month before proceeding. Mr. McCulloch acknowledged the owner has the right to a demolition permit, but wants him to wait until ways of moving the house — at the city's cost — are explored.

Contractor

Contractor Eamonn McEnaney said he's content with the committee's decision.

"There's many ways to demolish a house and certainly taking it apart log by log or moving it whole is something that can be looked at," he said.

"Our intention is not to destroy the house. In fact, we'd like to see it preserved so the community can enjoy it at a location where everyone has access to it."

But area residents say they want the house kept where it is.

"We feel it's our house," said Jeans Harms who lives around the corner from the pioneer homestead. "We'd like to see it left right where it is."

"I guess we would give in to the city and move if that was the only way of saving it."

Mrs. Harms says residents are also concerned about the historic home being torn down to make way for student housing.

"To see two homes for student housing go up, really burns me up," she said.

Historian David Jardin of Dundas says the house is a rare example of early log construction.

It was built by the Bamberger family, who came to the area from

Pennsylvania in 1804 to settle on what today is Emerson Street. Samuel Bamberger built the two-storey home shortly after buying his land from John Binkley.

The house has been remodelled and even moved over the years.

Converted

In 1907, Charles Bamberger, the son of Samuel, sold the home to Burke and Co. It was converted into a duplex and moved to its present location.

Other alteration included stripping the original clapboard siding and closing in a front porch.

Mr. Jardin says he wants everything possible done to preserve the home in its present location.

"McMaster students want to be housed, not warehoused," he said.

LOG HOUSE
United States (exact location unknown)



This log house was "discovered", as many are, when its owner began demolition. The log construction was first (originally?) covered with wood siding and later with *Insulbrick*.

SOURCE: Judith L. Kitchen, Respectful Rehabilitation: Caring for your Old House (Washington, D.C.: National Trust for Historic Preservation, 1991)

EXAMPLES OF OTHER SURVIVING LOG HOUSES IN ONTARIO

A **log house** may be loosely defined as a substantial dwelling of squared log construction (usually 1 1/2 - 2 storeys), built for long-term use.

Westfield Heritage Centre (Westfield Heritage Conservation Area, near Rockton)

Buildings include a number of log structures, the earliest and largest of which is the building known as D'Aubigny Inn, a 1 1/2 storey structure of exposed logs, originally built as a farmhouse (ca. 1820) and located near Brantford. Photo attached.

Beverly Township, 6th Concession: 18' x 24' log structure covered with vertical siding, which is believed to have been the residence of the owner of a logging operation, who received a crown grant of land in 1798 (to be relocated).

Doon Heritage Crossroads (formerly Doon Pioneer Village, Kitchener)

Log buildings include two 1 1/2 storey houses (1835 and 1845), both exposed log construction; and two 2-storey houses, (1840s), one of which is partially covered with siding. Origin: three from Waterloo County and one from London area.

Steckley House, Mennonite farm near Doon: 2-storey 1830s log house with three layers of cladding - clapboard, stucco and brick veneer. Part of historic complex of farm buildings which is still owned by the Steckley family. Trust established between family and Region; proposal call to study evolution of site.

Black Creek Pioneer Village (Downsview)

Log buildings include two large 2-storey log houses:

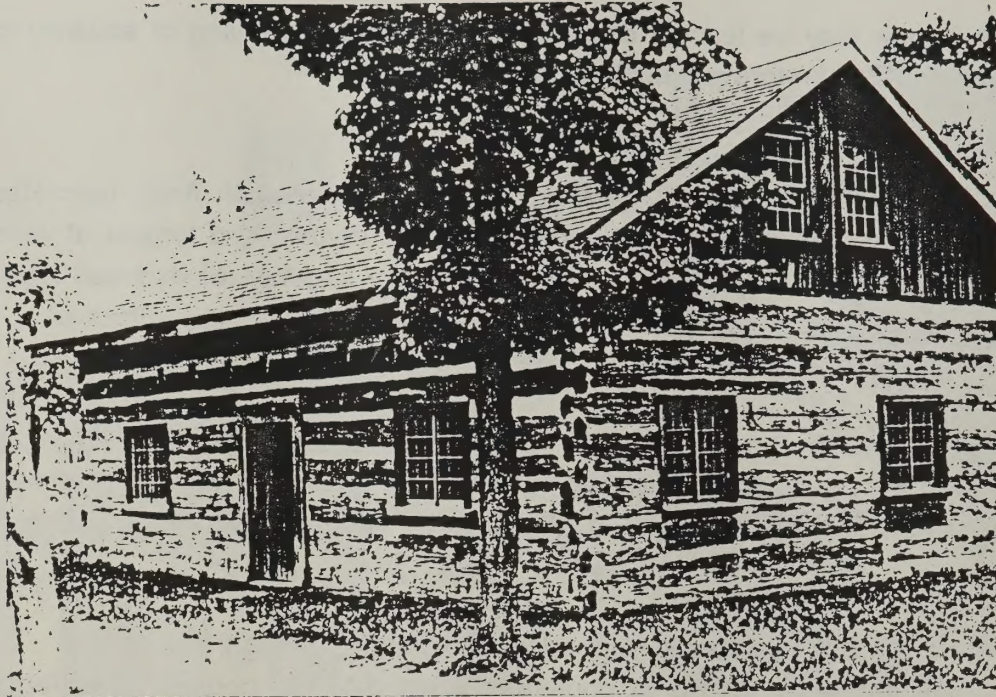
- * 7-room house built in 1832 by Daniel Stong (a Pennsylvanian German), believed to have been originally covered with clapboard.

- * Schmidt house built in 1809 and located on Jane Street near Steeles Ave. (house is now on the Village property but still serves as a private residence).

Photos attached.

Samuel Frazer House, near Midland: 2-storey exposed log dwelling built circa 1855; noteworthy for its fine workmanship and architectural detail. Photo attached.

D'AUBIGNY INN
Westfield Heritage Centre, near Rockton



D'Aubigny Inn

Built c. 1820, renovated 1836-7

This inn once welcomed people at the outskirts of Brantford on the road to London. The men sat at long tables in the barroom on the left where they ate, drank and discussed the state of the roads, the crops, or the latest news, perhaps about an election or the Reform Movement. The waiting room to the right was reserved for the women and children. Here they could see the innkeeper's wife prepare the food for her family, as well as travellers, in the two-sided fireplace with its oven and cooking grate.

The innkeeper's family lived upstairs in the spacious room to the right. Weary travellers slept on the rough rope beds seen to the left; and, as innkeepers seldom turned anyone away, the straw-filled ticks were often shared with a complete stranger. William D'Aubigny purchased and renovated this home two years before his marriage to Sarah Hart in 1838. Although they lived in this house for only a few years, his name lives on — the creek behind the original Brant County site is still known as D'Aubigny Creek.

SCHMIDT HOUSE
Jane Street near Steeles Avenue

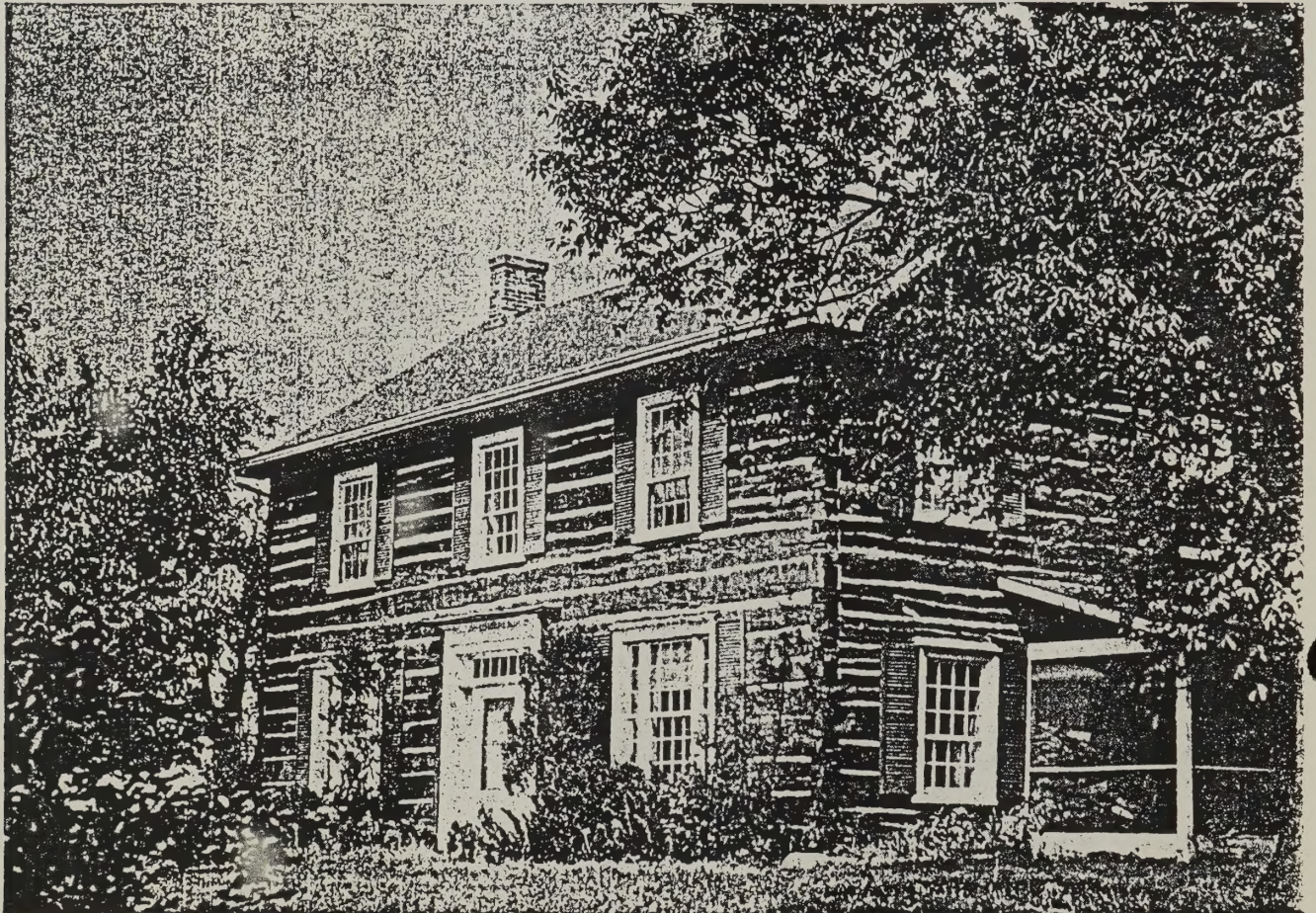


The Smith home in Toronto was built about 1809 and is located on Jane Street near Steeles Avenue. It has a typical centre-hall plan. Unfortunately it has undergone some alterations: the window sashes have obviously been replaced and the porch somewhat shortened. The location and the small size of the windows suggest the proportions and fenestration of an early New England garrison house. The pair of quarter-round gable windows add a touch of refinement.

Now located on the property of Black Creek Pioneer Village but still used as a private residence.

SOURCE: John L. Rempel, Building with Wood (University of Toronto Press, 1980; first published in 1967)

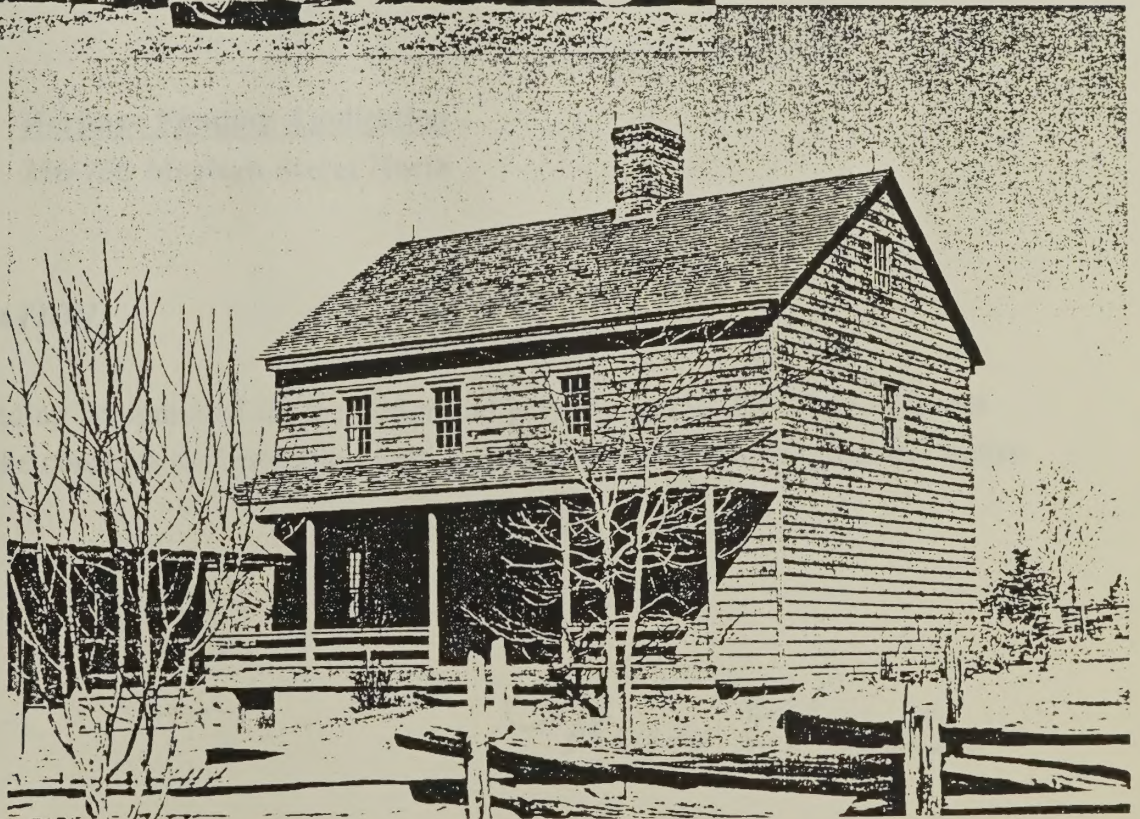
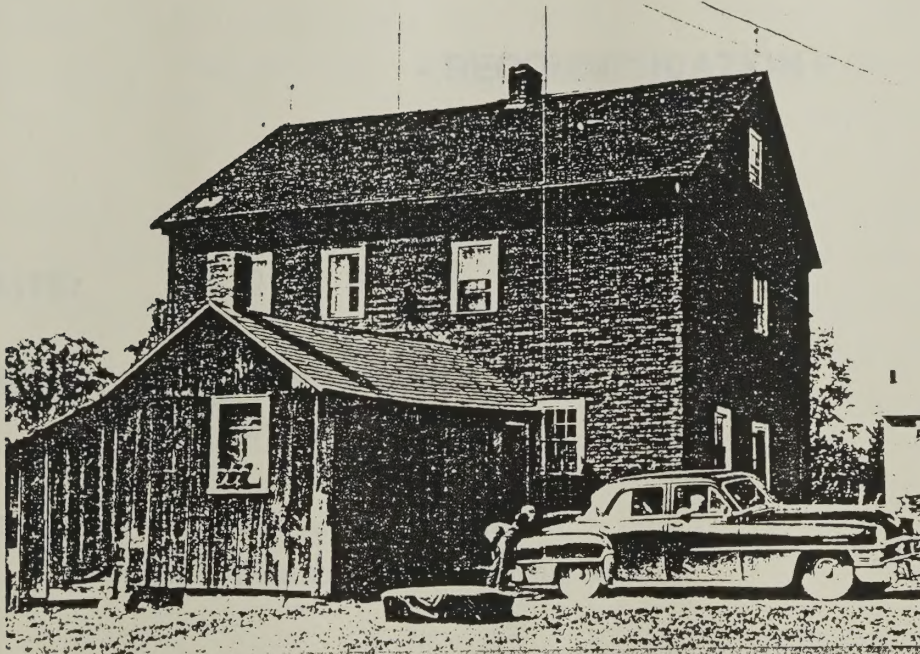
SAMUEL FRAZER HOUSE
near Midland



The Samuel Frazer home near Midland, an excellent example of later sophisticated log houses. The design is very well handled indeed, the log work is first-rate, and the side lights in the first-floor windows were a sign of opulence and modernity in its day.

SOURCE: John L. Rempel, Building with Wood (University of Toronto Press, 1980; first published in 1967)

DANIEL STONG'S SECOND HOME
Black Creek Pioneer Village, Downsview



The house built in 1832 by Daniel Stong: before and after restoration, with clapboard siding and open verandah.

SOURCE: John L. Rempel, Building with Wood (University of Toronto Press, 1980; first published in 1967)

THE HISTORY OF THE
CITY OF BOSTON



The above map is taken from the original map of the city of Boston, and is intended to show the general outline of the city, and the position of the various parts of the city.

Source: The above map is taken from the original map of the city of Boston, and is intended to show the general outline of the city, and the position of the various parts of the city.

5

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 10 July 1992

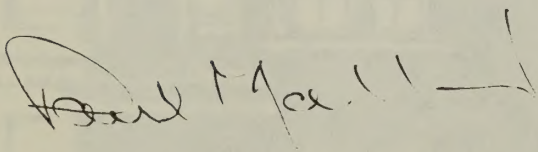
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

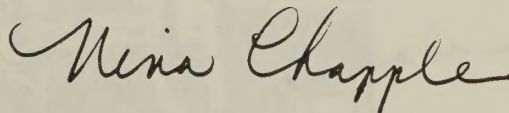
SUBJECT: Heritage Funding Application -
256-258 MacNab Street North

RECOMMENDATION:

That heritage funding be approved for the designated property at 256-258 MacNab Street North to undertake conservation/restoration work based on the accompanying list of eligible projects.



V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. 256-258 MacNab Street North constitute the two centre units of the six-unit terrace designed by James Balfour and built in 1879-80. These two units, as well as #260, are designated under the Ontario Heritage Act.
2. The two units at 256-258, which have served as a first-level lodging home for a number of years, were extensively renovated by the new owners in 1989-90 with the assistance of funding from the Ontario Ministry of Housing's Low-Rise Rehabilitation Program (administered by the City). Heritage conservation work was also undertaken with the assistance of a Designated Property Grant and Community Heritage Fund loan (1990). The current funding application is to repair the wood doors of the carriage entrance and to restore the original front door of #258 (to replicate the design of the existing original front door of #256).
3. List of eligible projects and photographs available at meeting.



6

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 10 July 1992

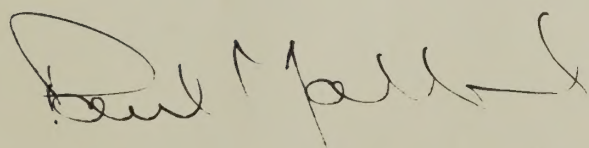
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

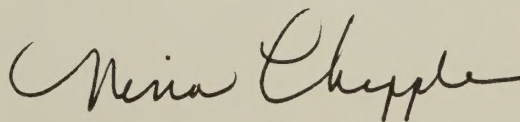
SUBJECT: Appointment of LACAC Representatives to Attend
Joint CAPIC, Urban Design and LACAC Meeting

RECOMMENDATION:

That two LACAC representatives be appointed to attend a meeting to discuss issues currently being dealt with separately by CAPIC, LACAC and the Urban Design Committee.



V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. See attached memo. The meeting has not yet been scheduled but will probably be held in August.
2. The joint issues/ projects include the proposed GO Station (former T.H. & B. Station), the CN Station, the Ferguson Avenue Study, and the Central Business District Study.

PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: John Sakala
Ann Gillespie

YOUR FILE:

FROM: Mary Lou Tanner *mlt*

OUR FILE: P5-4-3-9

PHONE: 546-4148

SUBJECT: CAPIC/Urban Design/LACAC

DATE: 1992 June 12

At its meeting of June 12, 1992, the members of CAPIC discussed the joint issues which are being dealt with by themselves, the Urban Design Committee and LACAC. It was suggested that each of the above noted committees appoint two representatives to attend a meeting so that this issue can be discussed in more detail. I anticipate the matter will be dealt with in one meeting. CAPIC appointed its representatives at today's meeting. If your respective committees concur, I will be pleased to coordinate a meeting of ourselves and the six committee members.

/mlt

PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM

TO: THE SECRETARY

FROM: THE PLANNING AND DEVELOPMENT DEPARTMENT

SUBJECT: [Illegible]

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LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE**- RECOMMENDATION -**

DATE: 1992 July 14

REPORT TO: Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee

FROM: Rob Brough, Chairperson
Research Sub-Committee

SUBJECT: HAMILTON-WENTWORTH ARCHAEOLOGICAL
FOUNDATION - PROPOSED URBAN ARCHAEOLOGY
PROJECT FOR LORETTO ACADEMY SITE

RECOMMENDATION:

That, in the absence of an Archaeological Master Plan for the Regional Municipality of Hamilton-Wentworth, LACAC take no action at this time on the Hamilton-Wentworth Archaeological Foundation's proposed project at the Loretto Academy Site (King/Pearl/Ray Streets), until there is sufficient information to establish the relative importance of this site.

BACKGROUND:

1. An application was submitted to the City by the Hamilton-Wentworth Archaeological Foundation for a grant of \$13,500 to assist in the funding of a proposed archaeological project at the former Loretto Academy site. The project did not receive funding under the 1992 General Grants, as approved by City Council 19 March 1992, but was referred to LACAC.
2. After a presentation made at the May 29 LACAC meeting, the project was referred to the Research Sub-committee for comment.
3. The proposed site is not designated under the Ontario Heritage Act. The heritage funding programs which LACAC advises on, namely, the Designated Property Grants and the Community Heritage Fund, require the property to be designated. This proposal would not therefore be eligible for heritage funding.
4. In terms of assessing the importance of the proposed site, the Research Sub-committee advises that there was insufficient information available on the relative value of the project, in comparison to other established sites, such as Dundurn Castle, Whitehern and Chedoke (654 Garth Street). See Research Sub-committee comments (Agenda item # 9a).
5. Map and project description in agenda of May 29 meeting.

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

8a

DATE: June 3, 1992

TIME: 5:15 p.m.

PLACE: Planning Department Library

PRESENT: Tony Butler (Acting Chair)
John Mokrycke
Jane Rigby (Acting Chair, item 3)
Ivona Tanska-Stepien
Joy Dubbeld

ABSENT: Rob Brough, Chairman
Jeff Sokol

1. Approval of minutes of meeting, May 20, 1992. Next meeting to be scheduled (June 24 and July 8 were suggested).

2. Archaeological Foundation Grant Application

A presentation on the Loretto Academy Site was made at the LACAC meeting of May 29 by Virginia Mendes Da Costa (President) and John Ross (Secretary) of the Archaeological Foundation. It was referred back to the Research Sub-committee for further review, with a recommendation to be made to LACAC at its July meeting.

The grant application was reexamined by Research Sub-committee members.

Several general questions by which to determine if excavation is justified were discussed:

- 1) if site is threatened (ie. destruction of artefacts) archaeological investigation may be warranted;
- 2) does the archaeologist have a reason and a plan (what questions will be answered) which proves that there is important research potential in the data/foundations/artefacts to be revealed;
- 3) The educational potential of the project requires evaluation: will it train archaeologists or present archaeology to the public?

Certain issues which the Research Sub-committee members had wanted addressed by the Archaeological Foundation were conveyed to Mr. Ross prior to the LACAC meeting of May 29:

- 1) Why is this project important, relative to other ongoing/proposed archaeological projects in Hamilton?
- 2) Is the site truly endangered (ie. the Roman Catholic Church may not excavate).
- 3) Has the Earthwatch Foundation committed itself in writing to sponsorship/funding of this specific project?
- 4) An itemization of how the funds requested in the grant application (\$13,500) from the City will be expended.
- 5) What is the current status of negotiations with the Roman Catholic Diocese to receive consent to excavate on this site?

The Research Sub-committee supports archaeology in general and encourages archaeological investigations in Hamilton, if they meet the parameters of good archaeological principles. The application and presentation have not convinced the Research Sub-committee that this project is important, relative to other ongoing or proposed projects in the area (e.g. Dundurn, Whitehern and Chedoke). The Sub-committee did not find an excavation on the Loretto Academy site to be consistent with the archaeological practise of minimal intervention and cannot promote the project.

3. Addition to Hebrew Seminary, 235 Bowman Street (designated): request for heritage permit

Presentation by Anthony Butler Architect, Inc., on rear addition of dormitories, gymnasium and dining hall. Research Sub-committee to make recommendation to LACAC at meeting of June 15, 1992.

- Zoning requirements of a C district (Urban Protected Residential, etc.) are that "no building shall exceed two and a half storeys, and no structure shall exceed 11.0 metres (36.09 feet) in height". Consequently, the addition is 2 storeys with a raised basement, and the floor to floor height is 2.6 metres (9 feet) floor to floor.
- Material will be rug brick (matching as closely as possible in style and colour, although identical size is no longer available) and simulated stone or concrete to match existing stone trim.
- The windows in the additions are similar in proportion but are of a smaller scale.
- String courses will not line up with those of existing building, partly due to size of bricks.

- There will be a definite break between the main building and the new addition, by means of a setback and interruption of string course at break.
- The back of the building was never finished as planned - door and duct openings framed in brick masonry. Currently, the rear wall is almost invisible because of the wooded area to the east

Comments by the Research Sub-committee:

- The Sub-committee was pleased that red rug brick will be compatible with existing brick.
- There was minimal concern with addition to rear of building as it has minimal visual impact on existing school. However, a preference was indicated for brick masonry construction on the wall to the east, to match north and south walls of addition.
- The Sub-committee was in favour of steel windows which match the original windows in proportion and detailing (ie. multiple panes with slender muntin bars)
- Concern was expressed regarding multiple string courses. A string course drawn in at base, following the foundation, seemed to balance addition.
(Postscript: this suggestion was implemented by the architects.)

1. The first part of the report is devoted to a general description of the situation in the country.

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JOINT PLAQUING SUB-COMMITTEE MEETING

MAY 6, 1992

8c

MINUTES

Present: Dennis Missett, Alderman McCulloch, Brian Henley, Gordon Birk,
Ken Bennett

Also Present: Joy Dubbeld, Marilynn Havelka

1. The Minutes of the meeting held May 6, 1992 were approved by B. Henley and seconded by the committee.
2. Business arising from the Minutes:

LACAC Funding

LACAC funding for plaque programme - J. Dubbeld reported back that LACAC does not have funds within their budget for plaquing.

It was moved by B. Henley and seconded by G. Birk that a request be forwarded to LACAC that funds be submitted in their 1993 budget for designation plaques.

3. **Herald Road Race Marker - Dynes Tavern**

M. Havelka reported that Reg Wheeler followed up with the owner of Dynes Tavern concerning the marker. The owner was aware of the marker and was insistent that it be kept on the property.

Royal Botanical Garden location

The committee was informed that a marker was situated on RBG lands just off Plains Road. Discussion ensued on the possibility of retrieving the marker and putting it in a showcase in Copps Coliseum. An exhibit could be built around the marker including a history of the race and a list of winners over the years. The committee decided that this should be investigated.

Joint Plaquing Sub-committee Meeting
May 6, 1992

4. Canal Plaque Ceremony

The committee discussed some of the arrangements for the ceremony. M. Havelka received a quote for \$360.00 to clean the lighthouse keepers cottage which would be used to serve refreshments.

The programme for the ceremony was reviewed by the committee.

It was moved by B. Henley and seconded by Alderman McCulloch that a request be forwarded to the Hamilton Historical Board to approve the funding for the cottage cleaning and that the cost not exceed \$360.

5. Other Business

Plaquing Sub-committee - D. Missett discussed the letter forwarded to him from LACAC Chairperson Diane Dent concerning the plaquing programme. It was agreed that D. Missett would attend the next scheduled LACAC committee meeting to address same.

Designation Plaques

J. Dubbeld offered to provide a list of what has been plaqued to date and which plaques should be prepared next. J. Dubbeld announced that James St. Baptist and The Right House plaques were yet to be installed.

D. Missett will send a letter of thanks to the Manager, Technical Services, Department of Culture and Recreation for the assistance his staff have provided by installing the plaques. This will be done after The Right House/James St. Baptist plaques have been installed.

Plaquing Programme

Members were asked to bring suggestions for future commemorative plaques to the next meeting.

A motion was made to adjourn the meeting with the next meeting planned at the call of the Chair.

M • A • C
LETTER/LETTRE
C • C • M

8d

June 30, 1992

Mrs. Dianne Dent
LACAC Chairperson
City of Hamilton
c/o City Clerk
71 Main Street West
Hamilton, Ontario
L8N 3T4

Dear Colleague:

The Minister's Advisory Committee on New Heritage Legislation will soon make its recommendations to the Minister of Culture and Communications.

The Committee was formed last year to bring together the many different interests affected by heritage legislation (heritage groups, ethnocultural groups, municipalities, developers, labour). The idea was to create a discussion that would lead to an overall consensus on what the new act should say.

We on the committee expect to submit our report to Karen Haslam, Minister of Culture and Communications, in the middle of August. We want to give you and other interested people an opportunity to see our report in draft form before it goes to the Minister.

The enclosed Working Paper will bring you up to date on the Advisory Committee's current thinking. The committee is still developing some parts of the report (these are indicated in the text). There may also be changes to the document in light of comments you or others wish to make. However, the document is substantially what we will be submitting to the Minister in August.

.../2

Please send your comments on the Working Paper to the Minister's Advisory Committee on New Heritage Legislation, 2nd Floor, 77 Bloor Street West, Toronto, Ontario, M7A 2R9.

Yours sincerely,

Gary Wilson, MPP
Chair, Minister's Advisory Committee on
New Heritage Legislation

Alec Keefer
Architectural Conservancy of Ontario

Kay Manderville
Association of Municipalities of Ontario

Chrysta Chudczak
Elke Fromhold-Treu
Marek Malicki
Lloyd Stanford
Canadian Ethnocultural Council

John Harrison
Cliff Bennett (alternate)
Community Heritage Ontario

Lyn MacMillan
John Lounds (alternate)
Jane Roszell (alternate)
Rick Morgan
Gord Gallant (alternate)
Natural Heritage League

Lise Ferguson
Christine Caroppo (alternate)
Ontario Archaeological Society

Lutzen Riedstra
John Hardy (alternate)
Ontario Association of Archivists

David Sobel
Ontario Federation of Labour

Alison Lobb
Louise Hope (alternate)
Ontario Genealogical Society

Dorothy Duncan
Russell Cooper (alternate)
Ontario Historical Society

Bill Barber
Margaret May (alternate)
Ontario Museum Association

Soeur Huguette Parent
Gerard Levesque (alternate)
Regroupement des organismes du
patrimoine franco-ontarien

Phil Goldsmith
Sidney Paul (alternate)
Urban Development Institute

WORKING PAPER

**DRAFT REPORT OF THE
MINISTER'S ADVISORY COMMITTEE
ON NEW HERITAGE LEGISLATION**

JUNE 17, 1992

CONTENTS

Part 1 Background

A. Introduction

B. Heritage and Ontario's Future

C. The Role for Heritage Legislation

Part 2 Detailed Recommendations for a New Ontario Heritage Act

PART 1

BACKGROUND

A. INTRODUCTION

In 1987 the Government of Ontario launched the Ontario Heritage Policy Review (OHPR) to create an overall policy framework for heritage programs and to update the Ontario Heritage Act.

The Ministry of Culture and Communications received comments at 26 public meetings, in written submissions (250 were received from all types of interests affected by heritage policy) and in meetings with 35 provincial umbrella organizations. In May 1990 the Minister of Culture and Communications released the final reports of the Review and announced that the government had adopted a heritage policy statement.

At the same time the Minister released a package of preliminary proposals for new heritage legislation. In June 1990 fifty-four umbrella organizations were invited to attend a symposium to critique the proposals and to follow up with written submissions. As a result of this input the proposals for new heritage legislation were completely revised.

In May 1991 the Minister of Culture and Communications, announced the formation of a Minister's Advisory Committee on New Heritage Legislation. The Committee's mandate is to:

- i) review and provide feedback on proposals regarding the purpose and scope of the legislation, provincial and municipal roles, and the basic approaches to be used in conserving heritage of different types; and
- ii) provide detailed advice and recommendations on the specific provisions in the legislation.

The committee brings together a wide spectrum of interests affected by heritage legislation - including heritage activists, ethnocultural groups, municipalities, labour, and the development industry. The members of the committee are:

Architectural Conservancy of Ontario	- Alec Keefer
Association of Municipalities of Ontario	- Kay Manderville
Canadian Ethnocultural Council (Canadian Polish Congress)	- Marek Malicki
Canadian Ethnocultural Council (German Canadian Congress)	- Elke Fromhold-Treu

Canadian Ethnocultural Council (Third World Players)	- Lloyd Stanford
Canadian Ethnocultural Council (Ukrainian Canadian Congress)	- Chrysta Chudczak
Community Heritage Ontario	- John Harrison
	- Cliff Bennett (alternate)
Natural Heritage League	- Lynn MacMillan
	- John Lounds (alternate)
	- Jane Roszell (alternate)
	- Rick Morgan
	- Gord Gallant (alternate)
Ontario Archaeological Society	- Lise Ferguson
	- Christine Caroppo (alternate)
Ontario Association of Archivists	- Lutzen Riedstra
	- John Hardy (alternate)
Ontario Federation of Labour	- David Sobel
Ontario Genealogical Society	- Alison Lobb
	- Louise Hope (alternate)
Ontario Historical Society	- Dorothy Duncan
	- Russell Cooper (alternate)
Ontario Museum Association	- Bill Barber
	- Margaret May (alternate)
Regroupement des organismes du patrimoine franco-ontarien	- Soeur Huguette Parent
	- Gerard Levesque (alternate)
Urban Development Institute	- Phil Goldsmith
	- Sidney Paul (alternate)

First Nations are not represented on the Minister's Advisory Committee. Instead there are separate discussions underway between the Chiefs of Ontario and the Ministry of Culture and Communications. These discussions reflect a government-to-government relationship between the Province of Ontario and the First Nations. Their purpose is to ensure that Ontario's legislative process respects the rights of aboriginal peoples.

Since last July, the Minister's Advisory Committee has reviewed the legislative proposals in detail. This draft report is the result of those discussions. Before finalizing its recommendations to the Minister of Culture and Communications later this summer, the Committee wishes to circulate the report to all interested groups for comment.

B. HERITAGE AND ONTARIO'S FUTURE

Since 1975 when the Ontario Heritage Act was passed, our understanding of heritage has evolved substantially. We used to think of heritage as a collection of interesting buildings and objects. Now we view heritage as the total environment inherited from the past, contributed to in the present and handed on to the future.

Our heritage includes our tangible legacy of keepsakes, artifacts, documents, burial places, architecture, archaeological sites, landscapes and natural resources. It also includes our intangible inheritance of traditions, values, knowledge and beliefs. We now see our heritage as the living context from which we draw meaning, as the sum of all the experience of our society and as the reference point that guides us into the future.

Our heritage provides the sense of roots which underpins our identity as a society. From our heritage we learn who we are, what we have accomplished, and how we have prevailed in prosperity and in adversity. It provides familiar touchstones that help us feel at home and keep our perspective in changing times. It gives a sense of stability, inspiration and confidence in the future.

Heritage conservation has never been more crucial than it is today. Canada faces unprecedented challenges posed by a world economy, a technological revolution, an endangered environment and a constitutional crisis. To channel and direct the forces of change, and answer the basic questions in our national life, we must look to our past experiences.

In Ontario we do not have one uniform past, but rather a mosaic of historical experiences. All the various groups in our society need a sense of who they are, if they are to participate in Ontario life on an equal basis. Heritage conservation empowers people to do so by reinforcing our identity as individuals and communities.

Through heritage conservation, then, we achieve the delicate balance that has been the key to our progress. Our heritage is both a tribute to our diversity and ability to adapt, and a symbol of the things that unite us and the values that remain unchanged.

We should also recall the positive economic impact of heritage conservation. Heritage events and attractions lure tourists and their dollars. The building renovation industry - which includes historical restorations - is expected to far outpace new construction by the end of the century. And our cultural industries - such as publishing and broadcasting - draw creative inspiration from heritage themes. These are just three examples of how heritage conservation can contribute to the rebuilding of the economy.

It is with these perspectives that the Minister's Advisory Committee has tackled the job of reforming Ontario's heritage legislation.

C. THE ROLE FOR HERITAGE LEGISLATION

The current legislation, *the Ontario Heritage Act*, is seriously outdated. It deals only with buildings and archaeological sites, and concentrates more on narrowly protecting heritage resources than on conserving our heritage for the use and enjoyment of all Ontarians. The Act also fails to recognize and respect the distinct heritages in Ontario's diverse society.

Government powers to conserve heritage under the present legislation are inadequate - leading to steady, irreparable losses. There are no province-wide standards to guide the municipal role, so different communities have very different ground rules for heritage conservation.

The Advisory Committee has reached a broad consensus on key objectives for a new Heritage Act. The new legislation should:

- promote respect for, and responsible stewardship of, the heritage of the diverse peoples and communities that make up Ontario;
- clearly establish the responsibility of governments to take steps to identify and conserve Ontario's heritage; and
- create effective, efficient and fair tools and processes for identifying and conserving heritage resources.

With a new act in place, all Ontario communities including francophones, aboriginal peoples and ethnocultural groups will be in a better position to develop their own identities and cultures within the context of Ontario. Governments, organizations and individuals will be encouraged and equipped to conserve heritage resources, and to develop appropriate tools to meet those ends. Finally, citizens across Ontario will have more opportunities to participate in setting policies and making decisions about their heritage.

PART 2

DETAILED RECOMMENDATIONS FOR A NEW ONTARIO HERITAGE ACT

The specific recommendations for the legislation are organized under the following headings:

Preamble

Purpose Statement

Definitions

Application to Provincial Government

Provincial Powers - General

Municipal Powers - General

- general powers of municipalities
- municipal heritage advisory committees

Heritage Resource Management

- identification powers
- provincial inventory and register
- heritage impact assessment
- recognition of heritage places
- designation of heritage places
- recognition of movable heritage property
- designation of movable heritage property
- expropriation
- automatic protection
- ownership of finds
- archaeological licensing
- heritage easements
- inspection and emergency powers

Heritage Custodial and Other Facilities

Ontario Heritage Board

Emergency Powers

Enforcement

Relation to Other Legislation

Note: The focus of this report is what the proposed statute itself will say. Many of the recommendations recognize the need for the development of regulations under the statute on some very specific issues.

The Committee recommends that the appropriate regulations be developed in consultation with interests affected as soon as possible, while the bill to introduce the legislation is being drafted.

PREAMBLE

The new act should contain a preamble, such as those found in the Ontario Human Rights Code and the French Language Services Act. A preamble provides an opportunity to highlight certain basic principles and assumptions behind the legislation and helps to communicate its ultimate goals.

1.1 Ontario's identity and character as a society are rooted in a rich and diverse heritage.

This heritage is everything we value from the past, whether of natural or of human origin. It is the living context from which we draw sustenance, coherence and meaning.

Our heritage is at the same time the values and institutions we all share as Ontarians, and the distinct histories, expressions and aspirations of our many peoples and communities.

This inheritance is not ours to squander, nor to preserve passively. As the source of our inspiration and confidence, we must draw upon it and contribute to it.

As recognized in the World Heritage Convention of 1972, Ontario and Canada share a global commitment to conserve and develop this heritage in ways that meet our needs for today and maintain our prospects for tomorrow.

PURPOSE STATEMENT

In order that the legislation be more readily understood, applied and interpreted, there should be a clear statement of its purposes. This statement should establish the important themes and messages running through the detailed provisions of the act.

2.1 The purpose of this legislation is,

- to recognize the importance of the natural and cultural heritage of the province to the identity and well-being of all Ontarians;
- to encourage and promote the conservation and stewardship of heritage by Ontario's peoples and communities;
- to foster understanding of the value of heritage through education; and
- to enable and assist both public institutions and private organizations and individuals to identify, protect and interpret heritage resources and to use them in sustainable ways.

DEFINITIONS

In addition to listing operational or technical terms, the definition section of the act provides an opportunity to explain key concepts used throughout the legislation.

3.1 The legislation should incorporate definitions of key concepts and terms, including:

heritage	means the sum total of our inheritance, both natural and human; heritage is manifested in physical and intangible heritage resources including structures, landscapes, natural areas, archaeological and paleontological sites, cemeteries and other burial places; documents, artifacts, traditions and values; skills and stories
conservation	means any activity undertaken to protect, safeguard or enhance heritage and includes, • identifying heritage resources by finding, selecting and documenting heritage elements and features • protecting heritage resources by physical and legal means; • interpreting heritage resources by revealing their meaning and value; and • using heritage resources in responsible and sustainable ways
community	means a group of individuals bound together by common heritage or purpose, whether established through family connection, historical experience, ethnocultural origin, occupational or religious affiliation, or regional or geographic grouping

Note: In these recommendations "Minister" means the Minister of Culture and Communications

APPLICATION TO PROVINCIAL GOVERNMENT

4.1 The legislation should be binding on the Crown.

PROVINCIAL POWERS - GENERAL

The Provincial Government holds fundamental responsibility for heritage conservation in Ontario and has a dual role in reinforcing identity: the Province must seek to validate and strengthen the diverse identities of Ontario's many communities, while nurturing the identity and character of Ontario as a whole.

Heritage conservation concerns now pervade provincial government programs. According to the Ontario Heritage Policy Review, over 100 programs in 15 ministries and 25 pieces of legislation have some relation to heritage resources and their conservation. Provincial responsibility for heritage conservation must be shared across the government. All ministries and agencies have a role to play in reinforcing community identities and in conserving heritage resources of provincial interest. All should have clear powers within their individual mandates to establish heritage policies and programs. In addition, the legislation should require that they pay attention to the conservation of heritage resources in their planning and other activities.

To promote consistency and coordination among provincial ministries and agencies with respect to heritage concerns and to provide adequate direction and guidance to municipalities and non-government organizations, the Ministry of Culture and Communications should be given lead responsibility for administering the new legislation. MCC should also take the lead in defining and promoting the provincial interest in heritage conservation.

Cross-government policies and other policies applying to more than one ministry (eg. policies with respect to Crown-owned property) should be issued by Cabinet. Ministries and agencies would then be accountable to Cabinet for their actions. MCC should be responsible for developing such policies through an interministry process and recommending them to Cabinet. MCC should also be given the task of monitoring the effectiveness of such policies.

5.1 The Minister, in concert with other ministers of the Crown, will be required to establish provincial heritage conservation policies, standards and guidelines. The purpose of such policies, standards and guidelines will be to direct all ministries, their agencies, boards and commissions, and municipalities in carrying out their individual mandates. The Minister will be required to monitor the effectiveness of such measures.

5.2 All ministers will be required to include in the policies and programs of their ministries provision for the conservation of heritage which may be affected by their policies and programs.

5.3 The Minister is authorized to:

- **establish policies, plans and programs for the conservation of the heritage of the province, and to commit resources for those purposes;**
- **enter into joint programs with the federal government and international authorities for the conservation of heritage resources of national and international interest; and**
- **enter into commercial joint ventures, consistent with the purposes of this legislation, with private corporations and individuals.**

MUNICIPAL POWERS - GENERAL

General Powers of Municipalities

While the Province bears ultimate responsibility for heritage conservation in Ontario, the importance of heritage conservation to the identity of the diverse communities in Ontario means that local governments also have an important role to play.

The responsibilities of municipal governments (and other local authorities such as conservation authorities and school boards) for heritage conservation should be integral to their responsibilities for planning and decision-making on social, economic, ecological, cultural and other community development issues. The trend internationally is towards the integration of heritage conservation with planning processes addressing these areas. In Ontario some municipalities have moved in this direction through inclusion of heritage policies and objectives in their official plans.

In giving attention to heritage conservation concerns municipalities face a number of obstacles: ineffective legal tools, inexperience, lack of awareness and expertise, and constrained budgets. Ontario's 839 municipalities vary significantly in population, responsibilities, administrative resources and their ability to raise revenue locally. (Almost 75% of all lower-tier municipalities have a population of less than 5,000, while only 3% have populations of more than 100,000.)

Municipalities will be in position to undertake a more comprehensive mandate for heritage conservation only with provincial support and encouragement and within a policy context provided by the Province. The new statute also should allow for flexibility in the assigning of responsibilities between upper and lower tier municipalities.

- 6.1 Every municipal council will be required to establish policies for the conservation of the heritage of the municipality and to include these, as appropriate, in the official plan and other planning documents of the municipality.
- 6.2 Every municipal council and local board is authorized to adopt plans, measures and programs for the conservation of the heritage of the municipality, including measures for conserving and managing heritage property owned by the municipality or board.

6.3 Municipal heritage programs may include,

- the promotion of the identity and heritage of the municipality and its communities;
- educational activities;
- recognition of and co-operative programs with community heritage organizations; and
- technical, staff and financial assistance to organizations and individuals for heritage conservation purposes.

6.4 Municipal councils are authorized to establish, manage and contribute to endowment, emergency, long-term, revolving, trust or other special funds for the purpose of providing financial assistance toward the conservation of heritage within the municipality.

6.5 Municipal councils are authorized to apply under the *Corporations Act* for the incorporation of corporations without share capital for the purpose of receiving contributions to and managing these special funds.

6.6 Municipal councils are authorized to enter into commercial joint ventures, consistent with the purposes of this legislation, with private corporations and individuals.

Municipal Heritage Committees

A citizens advisory body can be an important forum for the participation of community interests in developing local conservation policy and making decisions about heritage resources. Many Ontario municipalities have chosen to appoint advisory committees with respect to architectural, archaeological, ecological and other areas of heritage interest.

Existing local architectural conservation advisory committees (LACACs appointed under the Ontario Heritage Act) have voiced concerns that their responsibilities are poorly defined. A stronger, clearer role for such committees in advising municipal council is needed.

Municipalities should be encouraged to create heritage advisory committees to advise on the exercise of municipal heritage powers and functions. Such committees should be the vehicle for involving the public in municipal heritage issues: they would represent appropriate community interests and would actively seek public input on heritage policy and planning. Because of the diversity of municipalities and because "one size does not fit all," the legislation should not impose a detailed mandate for these committees. It should require, however, that all committees are given a clear mandate and reporting relationship by their councils.

The Province should actively encourage and assist municipalities to create the right heritage bodies for their needs through guidelines, pilot projects, model by-laws, and manuals of operation. For example, provincial guidelines should encourage municipalities to involve councillors and planning staff on their heritage committees and to establish clear links between the committee and the planning department.

- 7.1 Every municipal council is authorized to establish and support municipal heritage committees, subject to provincial guidelines. The basic purpose of the committee is to provide advice to the council on heritage matters.**
- 7.2 Municipal councils are authorized to establish separate municipal heritage committees to deal with different heritage subjects or concerns, but will be required to assign clear mandates to all committees. A council may combine advisory functions and the management of a heritage facility in one committee.**
- 7.3 A municipal heritage committee will be required to address the matters and carry out the functions assigned to it. The committee is authorized to report directly to the council and will be required to do so with respect to any matter which may be subject to an appeal under this legislation.**

- 7.4 In carrying out its functions, the municipal heritage committee is authorized to consult or confer with any person. Committees will be expected to consider the views of the public and provide opportunities for public discussion of municipal heritage policies and programs.
- 7.5 Municipal council will be required to ensure that the people appointed to a municipal heritage committee reflect the expertise available, the skills required by the committee and appropriate community interests.
- 7.6 Municipal councils are authorized to establish joint municipal heritage committees.
- 7.7 Before exercising any powers given to a municipality under this legislation, the municipal council will be required to consult with and receive publicly a report from its heritage committee. Where no heritage committee exists, before exercising such powers council will be expected to ensure that the public is given adequate notice and an opportunity to comment.

Existing LACACs

- 7.8 An existing LACAC established under the current Ontario Heritage Act will be continued as a LACAC for up to two years. During this period the municipal council, after consultation with the LACAC, will be required to establish one or more municipal heritage advisory committees as the council decides.

HERITAGE RESOURCE MANAGEMENT

Heritage Resource Identification Powers

Before heritage elements can be legally protected or conserved in other ways, they must be clearly identified. A variety of tools or instruments for identification can be used depending upon the type of heritage feature.

The most common way of identifying heritage features is to place them on lists or inventories. This approach works well for artifacts and real property. Intangible elements, such as the stories or beliefs surrounding a particular community tradition or way of life, can also be listed, but they are better served by broader programs of documentation. The recording of intangible heritage elements using print and electronic media, for example, can be an important tool in their conservation.

8.1 Provincial ministries and agencies, municipalities and other public authorities are authorized to undertake the identification of heritage resources (heritage places, movable heritage property and intangible heritage) within their respective mandates.

Provincial Inventory and Register

Modelled on inventories and registers in use in other jurisdictions, a province-wide inventory and register should be established by the Province. The Provincial Inventory would consist of all types of resources, tangible and intangible. The Provincial Register would include heritage places and movable heritage property that had been formally designated under the act.

9.1 The Minister will be required to establish and maintain a Provincial Inventory of Heritage Resources, consisting of a record of:

- heritage property listed by municipalities or the Minister [see Recognition of Heritage Places below];
- movable heritage property listed by the municipalities or Minister [see Recognition of Movable Heritage Property below]; and
- intangible heritage resources listed by the Minister.

9.2 The Minister will be required to establish and maintain a Provincial Register of Heritage Property, consisting of a record of:

- individual heritage property designated by municipalities or the Minister [see Designation of Individual Properties below];
- heritage conservation areas [see Designation of Heritage Conservation Areas below];
- classes of protected heritage site [see "Automatic Protection" below]; and
- movable heritage property designated by the municipalities or Minister (see Designation of Movable Heritage Property below).

9.3 The Inventory and Register will be maintained in a manner and format which facilitates public access and will include:

- a description of each resource sufficient to readily identify the resource, and
- in the case of the Register, the reasons why the property was designated, with the property's heritage features specifically identified, and the grade of designation assigned to the property.

Heritage Impact Assessment

To avoid or limit adverse effects on irreplaceable heritage resources, decisions about new development and other projects should incorporate ways of assessing the heritage impacts of the proposal. For example, the construction of a highway may impinge on natural and built heritage features, and may also affect intangible heritage elements, such as traditional transportation routes and agricultural practices.

Similar to environmental assessments, a heritage impact assessment provides information and make recommendations about how to avoid, lessen or enhance effects on identified heritage features. The assessment is normally undertaken as part of an approval process (e.g. under heritage or planning legislation) and informs the decision of the approving authority as to whether a project should proceed, and on what terms.

Heritage assessment can also be "stand alone" - for instance, where a public authority has the power to order an assessment in cases where a potential, but unevaluated, heritage property is threatened (e.g. by a request for a demolition permit). The assessment itself does not protect the property, except temporarily pending its completion. Depending on the results of the assessment, the property could then be designated or protected in some other way.

- 10.1 A local municipality is authorized to require a heritage impact assessment with respect to:**
- a) proposals to alter or demolish a designated heritage property, or a property adjacent to such a property;**
 - b) proposals to demolish or erect structures or make alterations within a heritage conservation area; and**
 - c) proposals to alter or demolish a property listed on the Provincial Inventory, or a property adjacent to such a property, provided the municipality has statements in its official plan regarding the requiring of heritage impact assessments for the alteration or demolition of listed property.**
- 10.2 The Minister is authorized to order a heritage impact assessment in any situation where there is reason to believe that a property of heritage value may be endangered.**

10.3 Where an impact assessment is required, changes to the property will be prohibited for a period to be defined in the regulations (sufficient to allow for the completion and acceptance of the assessment and for appropriate action to be taken).

10.4 Minimum standards for heritage impact assessments will be prescribed in the regulations.

Recognition of Heritage Places

Heritage places may be defined as any real property of heritage interest, including structures, landscapes, vistas, natural areas, cemeteries and other burial places, archaeological and palaeontological sites. Places may be individual properties, districts or areas, trails or corridors.

There should be a simple, expeditious means by which places of known or apparent heritage interest can be formally identified and recognized. Such places should be listed on the Provincial Inventory, which could be widely accessed by government bodies, organizations, and private individuals.

Recognition itself should not carry any statutory controls or restrictions; it would be used as a flag that heritage resources are or may be present.

At the provincial level the Minister of Culture and Communications would list places on his/her own initiative or on behalf of other ministers, e.g. the Minister of Natural Resources.

- 11.1 The Minister and municipal councils are authorized to list heritage places meeting prescribed criteria on the Provincial Inventory.**
- 11.2 Prior notice and an opportunity to be heard shall be given to the owners of affected property.**

Designation of Heritage Places

Designation - Individual Properties

Existing designation under Part IV of the *Ontario Heritage Act* has been a mixed success. While several thousand properties have been designated and recognized as significant heritage resources, many worthy properties remain unprotected. Even designated buildings can be demolished following a "waiting period." Municipal designation is currently available only for properties of architectural or historic interest.

An updated heritage designation system for Ontario should satisfy the following criteria:

1. Broad scope - designation must be available to protect all types of heritage site/area, natural and cultural, meeting certain criteria.
2. Presumption in favour of conservation - municipal or provincial decisions on changes to designated property would be subject to an onus or presumption in favour of conservation of heritage features.
3. Adequate protection powers - changes, including demolition, to designated places should require municipal approval.
4. Provincial protection - the Province must be required to identify and protect places of provincial importance.
5. Provincial policies/guidelines - the Province must provide municipalities with policies, guidelines, etc. for protecting and preserving heritage places.
6. Planning Act congruity - a new designation system must be better integrated into the land use planning system in Ontario.
7. Public involvement - a new system must provide enhanced opportunity for citizen/community involvement in designation decisions while streamlining public notice requirements.
8. Binding appeals - the designation process must provide for binding appeals to a provincial agency.
9. Binding on the Crown - designation must be binding on the Province as well as other public and private owners.

Designated properties should also be graded based on their significance. The purpose of grading is to indicate the relative significance and value of designated properties and to provide corresponding levels of control and assistance.

Designation of property

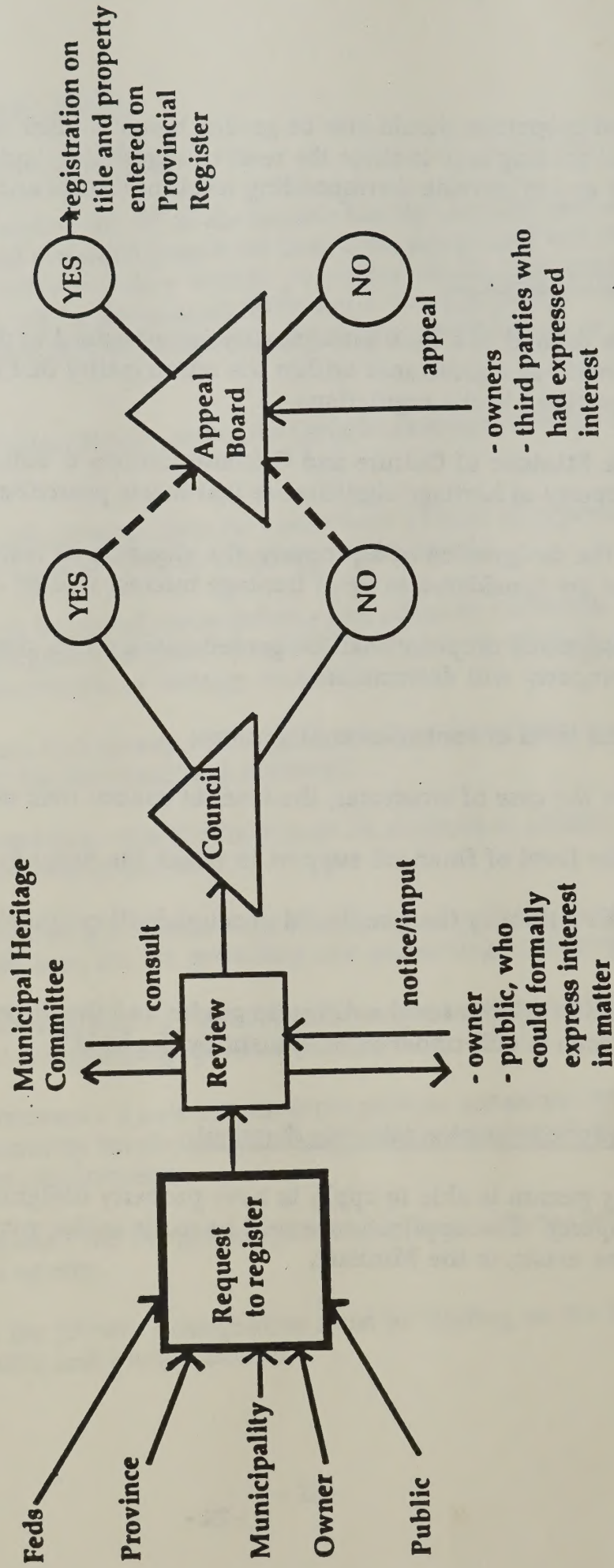
- 12.1 The council of a local municipality is authorized to designate any property of heritage significance within the municipality that meets criteria to be prescribed in the regulations.
- 12.2 The Minister of Culture and Communications is authorized to designate any property of heritage significance that meets prescribed criteria.
- 12.3 In the designation of a property, the elements or features of the property that are considered to be of heritage interest will be clearly specified.
- 12.4 Designated property shall be graded based on its significance. The grade of a property will determine:
- the level of control over alterations;
 - in the case of structures, the level of control over demolition;
 - the level of financial support to which the property may be entitled; and
 - the authority (i.e. provincial or municipal) responsible for approvals.

Note: Specific criteria for the different grades and the degree of control conferred by each is still under development by the MAC.

Procedure for designation (also see diagram)

- 12.5 Any person is able to apply to have property designated as heritage property. The application would be made to the municipality, or, where none exists, to the Minister.

RECOMMENDED PROCESS FOR MUNICIPAL DESIGNATION (INDIVIDUAL PROPERTY)



- 12.6 Detailed procedures will be set out in the regulations. Where there is a municipal heritage committee [see Municipal Heritage Committees, above], the application shall be referred to the committee. The committee shall consult with the owner of the property and the applicant; it may also consult with heritage organizations and convene public meetings to ascertain the views of the public. It shall report directly to the municipal council concerning whether or not the property should be designated, the reasons for the designation and the proposed grade, and any alternative means for preservation of the property.
- 12.7 After receiving any report of its heritage committee, and providing notice to the property owner, the applicant and the public, the council (or the Minister) shall decide whether to designate the property. Options for giving public notice will be set out in the regulations.
- 12.8 Any person dissatisfied with the decision may appeal to the Ontario Heritage Board. The Board shall hold a hearing and may confirm the designation, confirm or vary the assigned grade or set the designation aside.

Consequences of designation

- 12.9 In exercising their powers under heritage legislation, the Planning Act or any other act, the municipality and every public authority will be required to pay special attention to the need for preserving the specified heritage elements or features of designated properties.
- 12.10 Alteration or demolition of the specified heritage elements of designated properties will require the approval of the municipality. In exercising this power of approval, the municipality will be subject to the requirement set out in the preceding paragraph.
- 12.11 Alteration will be defined to include any deliberate change to the specified heritage elements, including moving or removal of heritage elements and sandblasting and other cleaning techniques.
- 12.12 The council is authorized to enact by-laws prescribing standards for the maintenance of designated properties or classes of designated property.
- 12.13 Where as the result of a refusal to allow demolition or alteration of a designated property all beneficial use of the property is denied, the owner shall be entitled to compensation for the loss of use of the property.

Procedure for alteration and demolition (also see diagram)

- 12.14 The owner of a designated heritage property will be able to apply to the municipality (or Minister if provincially designated) to alter or demolish a designated heritage property.
- 12.15 Detailed procedures will be set out in the regulations. A heritage impact assessment of the proposed change may be required. Where there is a municipal heritage committee the application shall be referred to the committee. The committee shall consult with the owner; it may also consult with heritage organizations and convene public meetings to ascertain the view of the public. It shall report its recommendations directly to the municipal council.
- 12.16 After receiving any report of its heritage committee and providing notice to the property owner and to the public, the council shall decide whether to approve the application and on what terms. Options for giving public notice will be set out in the regulations and will be appropriate to the degree of the proposed change (e.g. demolition, exterior alteration, interior alteration).
- 12.17 Any person dissatisfied with the decision may appeal to the Ontario Heritage Board. The Board shall hold a hearing and may confirm or vary the decision.
- 12.18 The municipal council is authorized to delegate decisions with respect to certain classes of alterations to appropriate municipal officials.

Existing designations

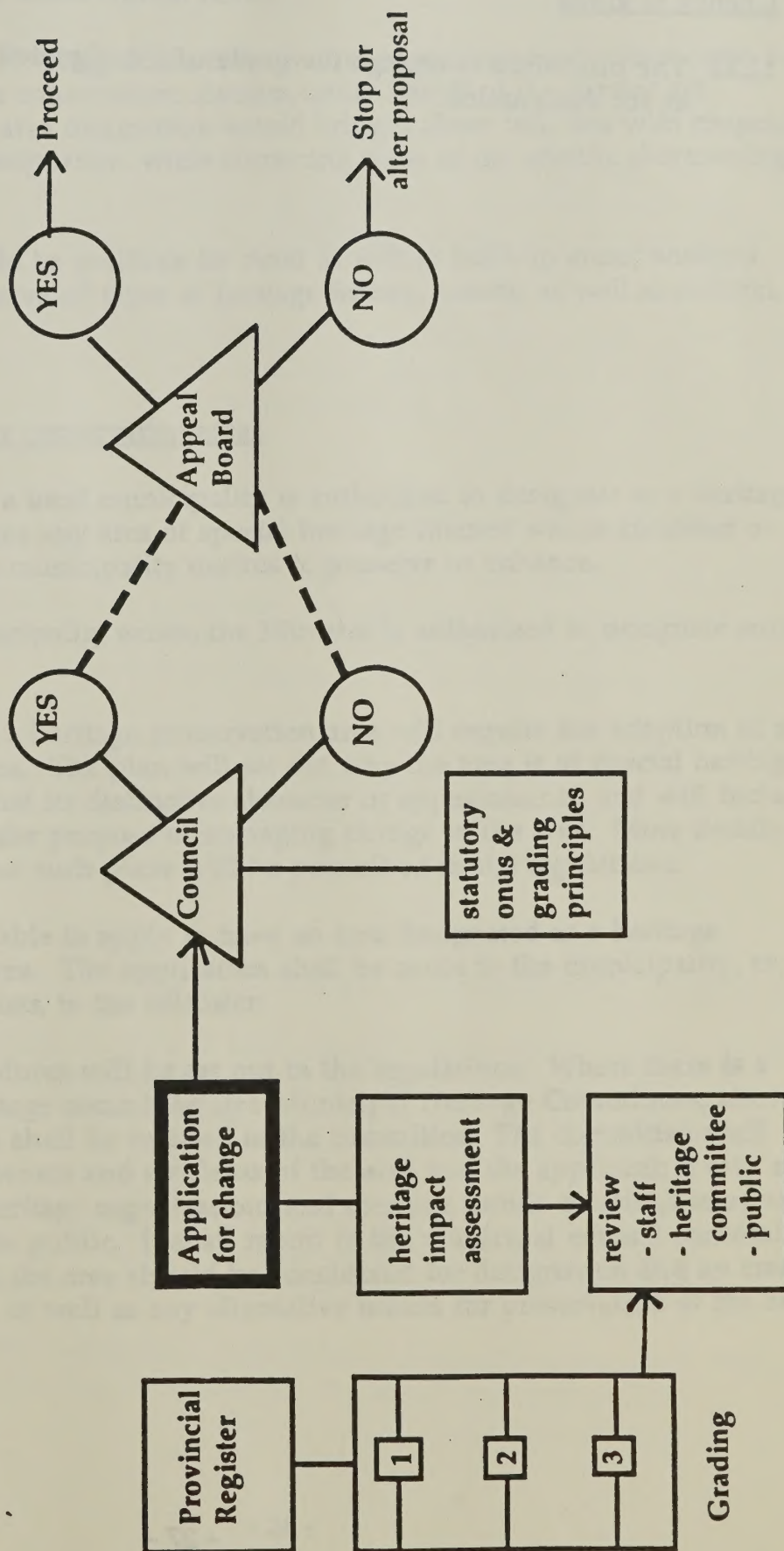
- 12.19 A property already designated under the *Ontario Heritage Act* will automatically become a property designated under this legislation and will be graded accordingly.

Removal of designation

- 12.20 The owner of a designated heritage property is able to apply to have a designation removed. The procedure will be the same as for designation, except that a public hearing will be required.

RECOMMENDED PROCESS FOR CHANGES TO DESIGNATED PROPERTY

(changes = alteration, demolition)



Change to grade

- 12.21 The procedure to change the grade of a designated property will be the same as for designation.

Designation - Heritage Conservation Areas

As in the case of Part IV designation, there is now considerable experience with the designation of heritage conservation districts under Part V of the current act. Changes to district or area designation would bring it closer into line with proposed individual property designation, while correcting some of the specific shortcomings of Part V.

Area designation would be available for rural as well as built-up areas; within a heritage conservation area all types of heritage feature, natural as well as cultural, could be protected.

Designation of heritage conservation areas

- 13.1 The council of a local municipality is authorized to designate as a heritage conservation area any area of special heritage interest whose character or appearance the municipality desires to preserve or enhance.
- 13.2 Where no municipality exists, the Minister is authorized to designate such areas.
- 13.3 Designation of a heritage conservation area will require the adoption of a plan for the area. The plan will set out why the area is of special heritage interest and what its distinctive character or appearance is, and will include guidelines for the purpose of managing change to the area. More detailed requirements for such plans will be prescribed in the regulations.
- 13.4 Any person is able to apply to have an area designated as a heritage conservation area. The application shall be made to the municipality, or, where none exists, to the Minister.
- 13.5 Detailed procedures will be set out in the regulations. Where there is a municipal heritage committee [see Municipal Heritage Committees, above], the application shall be referred to the committee. The committee shall consult with owners and residents of the area and the applicant; it may also consult with heritage organizations and convene public meetings to ascertain the views of the public. It shall report to the municipal council concerning whether or not the area should be considered for designation and an area plan prepared, as well as any alternative means for preservation of the area.

- 13.6 Review by the municipal heritage committee, notice to the property owners and the public and public meetings will be required before the council approves the area plan. Detailed procedures will be modelled on the Planning Act provisions for the development of secondary plans.
- 13.7 The municipal council will be required to establish an advisory committee for the area whose purpose is to provide advice to the council on the implementation of the area plan.
- 13.8 Any person dissatisfied with the council's decision may appeal to the Ontario Heritage Board. The Board shall hold a hearing and may confirm or vary the plan or set the designation aside.

Consequences of area designation

- 13.10 In exercising their powers under heritage legislation, the Planning Act or any other act, the municipality and every public authority will be required to pay special attention to the need for preserving or enhancing the character or appearance of a heritage conservation area.
- 13.11 Erection and demolition of structures, and alterations, as defined in the area plan, will require the approval of the municipality. In exercising this power of approval, the municipality will be subject to the requirement set out in the preceding paragraph and the guidelines for change set out in the area plan.

Procedure for erection, demolition and alteration

- 13.12 Procedures governing applications to erect or demolish buildings or to make other alterations within the heritage conservation area will parallel those for individual property designation [see above] as supplemented by specific requirements in the area plan.
- 13.13 In the case of an application to alter or demolish a property within a heritage conservation area that has been individually designated, the procedure will be as set out in the previous paragraph.
- 13.14 Any person dissatisfied with the municipality's decision may appeal to the Ontario Heritage Board. The Board shall hold a hearing and may confirm or vary the decision.

- 13.15 The municipal council is authorized to delegate decisions with respect to certain classes of alterations to appropriate municipal officials.**

Existing heritage conservation districts

- 13.16 A heritage conservation district designated under the *Ontario Heritage Act* will automatically become a heritage conservation area designated under this legislation.**

Recognition of Movable Heritage Property

Movable heritage property may be defined as any personal property (as opposed to real property) of heritage interest, including artifacts, documents and other objects or collections. Such objects or collections would include recordings or representations of intangible heritage resources, e.g. a video of a traditional dance.

Official recognition of artifacts and documentary heritage materials may be useful for the purpose of identifying significant resources in public and private hands and keeping track of their location. The list could also be linked to incentive programs targeting movable heritage conservation and stewardship.

Eligible property could be listed on the Provincial Inventory. As in the case of the listing of heritage places, there would be no statutory restrictions as a result of listing. Since the Inventory would be publicly accessible, because of security concerns the official listing of privately held materials should require the owner's consent.

- 14.1 The Minister or a municipal council is authorized to list on the Provincial Inventory movable heritage property that meets prescribed criteria.**
- 14.2 The listing of privately-owned property will require the owner's consent.**

Designation of Movable Heritage Property

The Province and municipalities should have the power to prevent the destruction, loss or export of significant heritage objects and collections, whether in public or private ownership. Such a power would be used appropriately only in the context of all other approaches to conserving significant objects or collections. It should be subject to detailed provincial guidelines.

In addition to use as a control mechanism, designation status could also entitle owners of designated objects to incentive programs such as grants for conservation work.

Designation of movable heritage property

- 15.1 The Minister or a municipal council, upon notice to the owner of the property, is authorized to designate any movable property of heritage significance that meets prescribed criteria. The designation shall be recorded on the Provincial Register of Heritage Property.
- 15.2 Any person will be able to apply to have property designated as heritage property. The application shall be made to the municipality, or, where none exists, to the Minister.
- 15.3 Detailed procedures will be set out in the regulations. Where there is a municipal heritage committee [see Municipal Heritage Committees, above], the application shall be referred to the committee. The committee shall consult with the owner of the property and the applicant; it may also consult with heritage organizations and convene public meetings to ascertain the views of the public. It shall report directly to the municipal council concerning whether or not the property should be designated, the reasons for the designation, and any alternative means for preservation of the property.
- 15.4 After receiving any report of its heritage committee, and providing notice to the property owner, the applicant and the public, the council (or the Minister) shall decide whether to designate the property.
- 15.5 Any person dissatisfied with the Minister's or municipality's decision may appeal to the Ontario Heritage Board. The Board shall hold a hearing and may confirm the designation or set the designation aside.

- 15.6 Despite the *Freedom of Information and Protection of Privacy Act*, the Minister is authorized to refrain from disclosing the location of a designated property where the public interest requires the safe preservation of the property.

Removal of designation

- 15.7 The owner of designated movable property will be permitted to apply to the municipality or Minister for the removal of the designation. The municipality or Minister, upon notice to the owner of the property, is authorized to remove a designation. Public notice of the application or of the intention to remove the designation, will be required in those cases where public notice of the designation has occurred. Any person dissatisfied with the decision may appeal to the Ontario Heritage Board.

Consequences of designation

- 15.8 Alteration of designated movable property or its removal from the province will be prohibited unless authorized by a permit from the Minister.
- 15.6 The owner may appeal the Minister's decision to the Ontario Heritage Board.
- 15.7 Standards of care for designated heritage movable property will be prescribed in the regulations.

Expropriation

Where other protection options are not adequate or available, it may sometimes be necessary to expropriate heritage property in the public interest.

Both municipalities and the Province should be able to expropriate property for conservation purposes, subject to the usual procedural and compensation provisions of the *Expropriations Act*.

- 16.1 The Minister and the council of a municipality are authorized, in accordance with the *Expropriations Act*, to expropriate a heritage property or movable heritage property for the purpose of preserving it.

"Automatic" Protection

In contrast to heritage designation, where protection of heritage resources is the result of a case-by-case decision-making process, protection can also be conferred "automatically" by legislation.

This approach is especially useful where important heritage features are hidden and their location unknown, and where they are likely to be discovered in situations that threaten them (for example, in excavation for new buildings). Automatic protection is designed to safeguard these features and the information they contain pending evaluation of their importance.

Many features of this kind pertain to the earliest history of Ontario and provide the only available record of human activities. Many were produced by aboriginal cultures and are of particular interest to First Nations today. The major threats to this heritage are land development processes and the looting of sites.

Automatic protection could also be used for protecting certain classes of publicly-owned structures of heritage importance, e.g. 19th century courthouses.

17.1 The following are classes of protected heritage site:

- archaeological sites, other than shipwrecks, that are one hundred years old or older;
- shipwrecks that are fifty years old or older;
- unmarked burials; and
- property of public institutions, as prescribed by regulation.

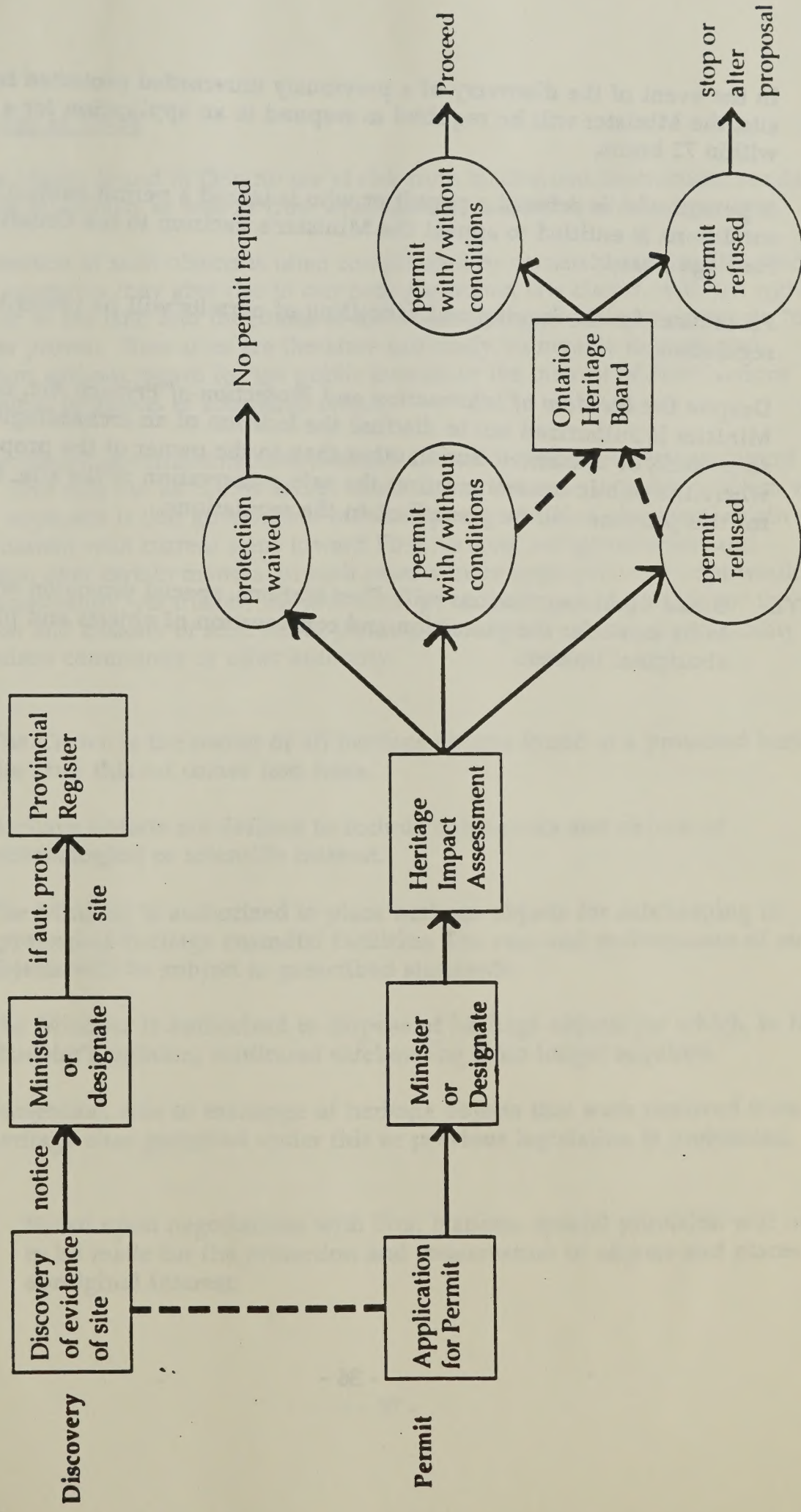
For purposes of this provision, archaeological sites will be defined as locations where the remains of past human activity are found, but will exclude standing structures.

17.2 The Minister is authorized to issue permits for the alteration or disturbance of a protected heritage site (see diagram). The alteration or disturbance of a protected heritage site will be prohibited without a permit.

17.3 A discoverer of an apparent protected heritage site shall report the discovery to the Minister as soon as possible (see diagram). The Minister shall determine whether the site is a protected heritage site and record the site on the Register of Heritage Places.

17.4 The Minister is authorized to exempt or remove any heritage site from a class of protected heritage site.

Recommended Process for Discovery and Alteration of an Automatically Protected Site



- 17.5 In the event of the discovery of a previously unrecorded protected heritage site, the Minister will be required to respond to an application for a permit within 72 hours.
- 17.6 A person who is refused a permit or who is issued a permit subject to conditions is entitled to appeal the Minister's decision to the Ontario Heritage Board.
- 17.7 Procedures for the issuing and cancelling of permits will be prescribed by regulation.
- 17.8 Despite the *Freedom of Information and Protection of Privacy Act*, the Minister is authorized not to disclose the location of an archaeological site, shipwreck, or unmarked burial, other than to the owner of the property, where the public interest requires the safe preservation of the site. Criteria for this purpose will be prescribed in the regulations.

NOTE: Based upon negotiations with First Nations, special provision will need to be made for the protection and conservation of objects and places of aboriginal interest.

Ownership of Finds

Heritage objects found in Ontario are at risk from inadvertent destruction, vandalism and trade in artifacts as well as from deterioration as a result of improper care.

The protection of such objects is often complicated by ownership issues. The finding of these resources may give rise to competing common law claims, with the rights of the owner of the land and the finder of the object taking precedence where no "true owner" is proven. Resources are therefore extremely vulnerable to trade and disposition without regard for the public interest or the interest of First Nations' communities in objects of aboriginal origin.

Many provincial governments have asserted Crown ownership of archaeological objects. This cuts out all claims except those of true owners. A major problem with such an approach is that government ownership of material of aboriginal origin may be inconsistent with current steps toward First Nations' self-government and jurisdiction over certain matters. In such cases a more appropriate concept would be that of trusteeship. As trustee, the provincial government could provide for the protection and custody of such items, pending the transfer of such responsibility to a First Nations community or other authority.

- 18.1 The Crown is the owner of all heritage objects found at a protected heritage site after this act comes into force.**

Heritage objects are defined to include shipwrecks and objects of archaeological or scientific interest.

- 18.2 The Minister is authorized to place heritage objects for safekeeping in appropriate heritage custodial facilities. The care and maintenance of such objects will be subject to prescribed standards.**
- 18.3 The Minister is authorized to dispose of heritage objects for which, in the Minister's opinion, continued safekeeping is no longer required.**
- 18.4 Possession, sale or exchange of heritage objects that were removed from heritage sites protected under this or previous legislation is prohibited.**

NOTE: Based upon negotiations with First Nations, special provision will need to be made for the protection and conservation of objects and places of aboriginal interest.

Licensing of Archaeological Activity

As proposed above, the primary mechanism for the protection of archaeological resources in Ontario would be the statutory protection of sites. This mechanism would entail an approvals process for certain changes or activities affecting protected sites.

Within this new framework for archaeological protection, licensing should continue to play a role as a supplementary control mechanism for the practice of archaeology in the province. It should help to address the special need to ensure that proper archaeological methods and techniques are used in the survey and excavation of protected sites and in the treatment and disposition of associated collections. Through the reporting requirements, licensing should also continue to play a role in the detailed "tracking" of archaeological activity in Ontario.

Pending the development of a self-regulatory capacity by archaeologists, the Minister of Culture and Communications should continue to license archaeological activity.

19.1 The Minister is authorized to license archaeological activity.

Exploring for, surveying, investigating or excavating archaeological sites for the purpose of obtaining objects or information about such sites is prohibited unless licensed.

19.2 A person may appeal the Minister's refusal to issue or renew a licence to the Ontario Heritage Board.

19.3 Classes of licences, qualifications for licences, and procedures for obtaining and renewing licences will be prescribed in the regulations.

Heritage Easements

Heritage easements (or covenants) are voluntary agreements with the owners of heritage real property regarding the conservation of heritage features. Common law easements and covenants contain major limitations making them difficult to use for conservation purposes. These limitations can be "cured" with enabling legislation. The Ontario Heritage Act provides that, when registered on the property title, heritage easements "run with the land" and are binding on subsequent owners.

Easements are often seen as an effective and less costly alternative to full acquisition of a heritage property. While they are no substitute for heritage designation or other regulatory controls through the land use planning system, easements can play an important supplementary role. For instance, an easement could be negotiated on a property to provide additional protections (e.g. access of public, insurance coverage, etc.) not covered by designation.

The current act enables only the Ontario Heritage Foundation and local municipalities to negotiate such agreements. In the U.S. private, not-for-profit land trusts employ easements to protect millions of hectares of conservation and open space lands in the public interest. The Province has been urged to follow this example and empower non-government conservation bodies to hold easements, a move that would boost the nascent land trust movement in Ontario. While access to the easements tool should be extended to such organizations, there is a need to ensure these bodies are legitimate and capable and to monitor their easement activities.

- 20.1 Heritage easement agreements providing for the conservation of heritage property will be registered in Land Registry Offices and will be binding on the owner or any subsequent owners of the property.**
- 20.2 The following is authorized to enter into heritage easement agreements:**
 - (a) the Crown and any agency empowered to hold interests in land (such as the Ontario Heritage Foundation and conservation authorities)**
 - (b) municipalities, and**
 - (c) a non-profit corporation or trust, the powers of which include the power to hold interests in land of heritage interest for the benefit of the people of Ontario, and which is registered with the Minister for the purpose of entering into such agreements.**

- 20.3 The procedures for registration (as required in 20.2 (c) above) and minimum standards for heritage easement agreements will be prescribed in the regulations.
- 20.4 A heritage easement agreement may be assigned to any agency or organization eligible to enter into such agreements.

HERITAGE CUSTODIAL AND OTHER FACILITIES

A heritage custodial facility may be loosely defined as any facility or operation holding and managing objects or documents of heritage interest, usually for the benefit of the public. Custodial facilities include museums, archives, art galleries and libraries, although in some cases the managing of heritage materials may be secondary to other functions.

Such facilities, and the collections they are responsible for, may be publicly owned, as in the case of a municipal museum, or may be owned by non-profit organizations or even other private bodies or individuals. The types and functions of such facilities also differ enormously: some are mainly concerned with documents or records (e.g. archives) while others focus on artifacts or other objects (e.g. museums); still others have a natural heritage focus (e.g. natural history collections). Some heritage facilities are not collections-based, e.g. "heritage resource centres," interpretation centres, etc.

Beyond the care of collections, custodial facilities usually provide public access to and interpretation of their collections. Most attempt to do this within a larger mandate of promoting and interpreting the history and heritage of their sponsoring organization, their place or area, or other theme. Within the museums field in particular the traditional focus on the acquisition and care of collections has been broadened as such facilities seek to redefine their purpose and role within their communities.

A new heritage act must provide a clear, flexible framework for heritage facilities within which appropriate regulations, policies and programs can be developed, implemented, and revised over time. In other words, the act should contain all of the necessary "hooks" for subsequent action in this area. This would not preclude a role for subsequent legislation, consistent with the proposed act, for archives or other custodial facilities.

Recognizing that heritage facilities vary in their ability to meet regulatory and other requirements, the legislation should allow for the grading of facilities based on their type or size (Type A facility, Type B facility, etc.).

21.1 The Minister is authorized to:

- **establish policies for the role of heritage facilities (including classes or grades of facilities),**
- **establish programs of grants and other assistance, and the conditions of such assistance,**

- establish programs, standards and guidelines for the operation and management of heritage facilities, and
- undertake joint activities with municipal or private heritage facilities for heritage conservation purposes.

21.2 The council of a municipality is authorized to:

- establish, acquire, operate and maintain heritage facilities;
- provide for the operation of heritage facilities under the direction of a board of management;
- authorize its municipally-owned or operated heritage custodial facilities to undertake joint activities with individuals, non-profit corporations and privately-owned heritage facilities for the purposes of heritage conservation; and
- provide financial or other assistance to private heritage facilities, and the conditions of such assistance.

21.3 All heritage custodial facilities operated by provincial ministries and agencies will be required to meet criteria established by the Minister.

21.4 The regulations should provide for:

- establishing classes or grades of heritage facility;
- prohibiting the disposition of collections on the closing of facilities without a permit from the Minister; and
- authorizing the Minister to issue permits for the disposition of collections on the closing of facilities, and establishing the procedure for the issuing of permits.

ONTARIO HERITAGE BOARD

Fairness and due process require that some avenue of review or appeal be available to individuals and groups dissatisfied with regulatory decisions of government.

A major concern is the current lack of an effective appeal from municipal designation decisions involving individual property. This concern is linked to others about the fairness and openness of the decision-making process. The proposed strengthening of municipal designation, particularly with respect to demolition control, also supports the need for an effective right of appeal from municipal decisions.

A system of checks on municipal decision-making involving a provincial appeal body able to make binding decisions (not simply recommendations as with the current Conservation Review Board) is well-established in Ontario's land use planning system. The Ontario Municipal Board hears appeals on many planning and related matters.

- 22.1 There will be an Ontario Heritage Board composed of not fewer than five members appointed by the Lieutenant Governor in Council.
- 22.2 In considering who to appoint to the Board, the Lieutenant Governor in Council will be required to ensure that the people appointed to the Board reflect the expertise available, the skills required by the Board and the heritage interests of the province.
- 22.3 The Board will have jurisdiction to hear appeals from decisions made under this Act by a municipal council or the Minister.
- 22.4 The Board will hold hearings and perform other duties which may be assigned to it. A minimum of two members shall preside at hearings.
- 22.5 A hearing before the Board may be combined with a hearing before the Environmental Protection Appeal Board or the Ontario Municipal Board under the *Consolidated Hearings Act*.

EMERGENCY POWERS

23.1 The Minister is authorized to:

- . issue orders requiring the immediate cessation of activities which may adversely affect a designated heritage property;**
- . apply to a court for an order preventing the imminent destruction of a heritage property; and**
- . designate a property, without a hearing and without liability, for up to ninety days.**

Note: This section is still under development by the MAC.

ENFORCEMENT

A common criticism of the existing legislation relates to the powers to enforce its provisions.

While provincial fine levels have been raised based on inflation, there remain concerns about the adequacy of penalty provisions for illegal demolitions and other violations and whether they provide a meaningful deterrent.

In addition to providing stiff after-the-fact penalties for violations, the law should also enable public authorities to seek court-supervised measures designed to anticipate and prevent illegal and potentially irreversible changes to heritage property.

24.1 This section will contain necessary powers for inspection as well as establish specific offences and the penalties for those offences. In addition, regulations will contain offences in respect of matters provided for in the regulations and establish penalties for those offences.

The maximum penalty for an offence committed by an individual will be \$50,000 and up to one year's imprisonment.

The maximum penalty for an offence committed by a corporation will be \$1,000,000. Directors of corporate offenders will be liable for up to one year's imprisonment.

Note: This section is still under development by the MAC.

RELATIONSHIP TO OTHER LEGISLATION

To the extent that proposals in this Act conflict with or require the consequential amendment of other legislation, this section will resolve those issues. Other legislation likely requiring attention in this section are:

Cemeteries Act

Municipal Act

Planning Act

Attendance of Three Hamilton LACAC Representatives at t 1992 Provincial LACAC Conference

9a

A Skills Training Grant was received from the Ministry of Culture and Communications to cover a portion of the cost incurred for three LACAC representatives to attend the **1992 Provincial LACAC Conference, *Green Gutters and Gargoyles***, at Trent University in Peterborough, June 11-13.

The support of the Government of Ontario through the Ministry of Culture and Communications for this project is acknowledged.

EXCERPT FROM POST PROJECT REPORT (Objectives Achieved)

The purpose of this conference was to examine the relationships between the built and natural environment and the care of both, linking architectural conservation with environmental problems, sustainable development and waste management. Overall, the conference succeeded in conveying an important message to all LACACs: the need for the conservation ethic to be part of our total culture and for the preservation of our built environment, still seen as a fringe activity, to be an integral part of the now nation-wide movement to save the environment (hitherto widely understood to mean the natural environment rather than the total natural and man-made environment).

In addition to attending sessions, which included a number of stimulating and informative presentations, the conference provided representatives of the Hamilton LACAC with an excellent opportunity to meet LACAC members from communities across Ontario, and to exchange ideas and discuss matters of mutual interest and concern.

NOTE: Abstracts of the presentations were to be forwarded to conference delegates but no copies have as yet been received.

1. Introduction of the Bill
The Bill was introduced in the House of Commons on 15th March 1966 by the Minister of Health, Mr. A. E. Peacock. It was the first of a series of bills designed to reform the law relating to the medical profession.

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J.J. SCHATZ
CITY CLERK



THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

TEL: 546-2700
FAX: 546-2095

URBAN/MUNICIPAL

CA4 ON HB L G37
A35
1992

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

Monday, 1992 September 14

12:00 o'clock noon

Room 233, City Hall

URBAN MUNICIPAL

SEP 9 - 1992

GOV' 'MENT DOCUMENTS

**Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee**

A G E N D A

1. ADOPTION OF MINUTES

Minutes of the meeting held 1992 July 20

2. BUSINESS ARISING FROM THE MINUTES (no copy)

3. DOMINION PUBLIC BUILDING

Update on Conversion to New Consolidated Courthouse - Gerald Doyle, Project Manager, Ministry of Government Services (no copy)

4. INTERNATIONAL VILLAGE

Presentation of Architectural Study - J. Bergins (no copy)

5. BAMBERGER HOUSE, 11 - 13 HOLMES AVENUE

a) Chronology of actions to date

DIRECTOR OF LOCAL PLANNING

6. **HERITAGE FUNDING APPLICATIONS**

- a) 51 Herkimer Street
- b) 111 Charles Street

RESEARCH SUB-COMMITTEE

7. **T.H. & B. STATION**

Comments on Plans for Conversion to GO Station/Bus Depot

8. **ADDITIONS TO INVENTORY**

- a) Stelco Office Building, 242 Queen Street North
- b) 30 Undermount Avenue
- c) Central/Beasley Neighbourhoods (Part 1)

ONTARIO HERITAGE ACT REVIEW SUB-COMMITTEE

9. **COMMENTS ON THE DRAFT REPORT OF THE MINISTER'S ADVISORY COMMITTEE ON NEW HERITAGE LEGISLATION, DATED 1992 JUNE 17**

10. **SUB-COMMITTEE REPORTS**

- a) Research Sub-Committee - Minutes of meeting held 1992 July 29
- b) Joint Plaquing Sub-Committee - Minutes of Meeting held 1992 July 14

11. **SUMMER STUDENT PROJECT - UPDATE** (no copy)

12. **OTHER BUSINESS**

13. **ADJOURNMENT**

FUNCTION OF THE STATE

1. THE STATE AS A LEGAL ENTITY

- a. The State as a legal entity
- b. The State as a legal entity

2. THE STATE AS A LEGAL ENTITY

1. THE STATE AS A LEGAL ENTITY

The State is a legal entity which is capable of entering into legal relations with other legal entities.

3. THE STATE AS A LEGAL ENTITY

- a. The State as a legal entity
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5. THE STATE AS A LEGAL ENTITY

The State is a legal entity which is capable of entering into legal relations with other legal entities.

6. THE STATE AS A LEGAL ENTITY

1. THE STATE AS A LEGAL ENTITY

2. THE STATE AS A LEGAL ENTITY

Monday, 1992 July 20
12:00 o'clock noon
Room 219, City Hall

The Local Architectural Conservation Advisory Committee met.

There were present: Diane Dent, Chairperson
Reg Wheeler, Vice-Chairperson
Alderman William McCulloch
Alderman Frank D'Amico
Jeff Martin
Robert Rankin
Brian Henley
John Mokrycke
Jane Rigby
Rob Brough

1

Also present: Nina Chapple, Planning Department
Ann Gillespie, Planning Department
Joy Dubbeld, Planning Department
John Gamble, Building Department
John Sakala, Planning Department
Robert Hamilton, Visitor
Jean Louis Rivard, LACAC Summer Student
Erika Shaker, LACAC Summer Student
Charlene Coutts, Secretary

Diane Dent called the meeting to order and welcomed back Nina Chapple after her brief leave of absence and also congratulated Ann Gillespie and Joy Dubbeld for their hard work in Mrs. Chapple's absence.

Diane Dent also welcomed and introduced the two LACAC Summer Students, John Louis Rivard and Erika Shaker and also Robert Hamilton, a visitor.

1. ADOPTION OF MINUTES

The Committee was in receipt of the minutes of the Local Architectural Conservation Advisory Committee for its meeting held 1992 June 15 and these minutes were adopted as circulated.

2. BUSINESS ARISING FROM THE MINUTES

There were no items of business arising from the minutes.

3. T. H. & B. STATION - UPDATE ON PLANS FOR CONVERSION TO GO-STATION/BUS DEPOT

Rob Brough, Chairperson of the Research Sub-Committee, asked the Committee for the authority to meet with Trevor Garwood-Jones and the other Consultants to see what plans are proposed for the conversion of the T. H. & B. Station to the GO-Station. After some discussion, the Committee approved the following recommendation:

That the Research Sub-Committee, on behalf of the Local Architectural Conservation Advisory Committee, be granted the authority to meet with Trevor Garwood-Jones Architects and the Consultants involved, to review plans proposed for the conversion of the T. H. & B. Station to the GO-Station/Bus Depot and that the Research Sub-Committee's comments be forwarded to the Consultants for their information.

Rob Brough agreed to contact the Secretary when a date has been selected for this meeting in order that all members of the Committee can be invited to attend.

**The Local Architectural
Conservation Advisory Committee**

1992 July 20

4. BAMBERGER HOUSE, 11 - 13 HOLMES AVENUE

The Committee was in receipt of an update and preliminary Research Report as prepared by the Planning Department on the Bamberger House at 11 - 13 Holmes Avenue.

The Committee was also in receipt of a letter dated 1992 June 21 from the Head-of-the-Lake Historical Society wishing the Committee much success in preserving this building.

Nina Chapple, Planning Department, advised Committee Members that a number of possible locations including Westfield Heritage Centre have been considered for this building. Alderman McCulloch expressed some concern in moving this building to the Centre given that the Victoria Inn Hotel, a heritage building that was dismantled and moved to this location a number of years ago, has still not been rebuilt. The Committee directed staff to investigate this matter further before any other architecturally and/or historically significant buildings are moved to this location.

Ann Gillespie, Planning Department, advised Committee Members that she attended a meeting of the Board of Directors of the West Hamilton Historical Society to discuss possible uses and a new site for this building.

The Committee was further informed by Ms. Gillespie that a letter has been sent to the current owner of 11 - 13 Holmes Avenue indicating that it was LACAC's understanding that the owner would wait until 1993 May before demolishing the building and therefore the Committee would have up until that time to find a new location for the building.

DIRECTOR OF LOCAL PLANNING

5. Heritage Funding Application - 256 - 258 MacNab Street North

The Committee was in receipt of a report dated 1992 July 10 from the Director of Local Planning respecting the above-noted matter.

A list of eligible projects was circulated and the Committee approved the following recommendation:

That Heritage Funding be approved for the designated property at 256 - 258 MacNab Street North to undertake conservation/restoration work based on the list of eligible projects circulated at the meeting.

With respect to Heritage Funding, John Gamble of the Building Department was in attendance to advise Committee Members that he received a facsimile from the Heritage Administration Branch of the Ministry of Culture and Communications on 1992 July 9 respecting Designated Property Grant funding. The Committee was advised that as a result of recent Provincial budget cutbacks, that grant applications approved by Municipal Councils by 1992 June 30 will be funded; however, the remainder of the applications would have to be submitted to the Ministry by 1992 August 31 for review. Municipal Councils would be advised by the Ministry after 1992 September 30 of those projects that will receive funding for 1992. Mr. Gamble advised Committee Members that eleven (11) projects fall into this category; property owners will not know whether or not they have funding until after the 1992 September 30 deadline.

The Committee agreed that if applicants contact the Building Department questioning the status of their funding that the Building Department should advise the applicants that the funding comes from the Province and therefore they should contact their local M.P.P.s.

6. APPOINTMENT OF TWO (2) LACAC REPRESENTATIVES TO ATTEND JOINT
CAPIC, URBAN DESIGN AND LACAC MEETING

The Committee was in receipt of a report dated 1992 July 10 from the Director of Local Planning respecting the above-noted matter. The Committee approved the following recommendation:

That Rob Brough and John Mokrycke be appointed as LACAC's representatives to attend a joint meeting to discuss issues currently being dealt with separately by CAPIC, Urban Design Committee and LACAC.

Diane Dent, Chairperson, also expressed an interest in attending; however, if she is unable to attend, Reg Wheeler, Vice-Chairperson, agreed to attend this joint meeting in her place as an Ex-Officio Member.

RESEARCH SUB-COMMITTEE

7. Hamilton-Wentworth Archaeological Foundation - Proposed Urban Archaeological
Project, Loretto Academy Site

The Committee was in receipt of a report dated 1992 July 14 from the Chairperson of the Research Sub-Committee respecting the above-noted matter.

Diane Dent advised Committee Members that she recently received a memorandum from the Hamilton Historical Board indicating that the Hamilton Historical Board is not prepared to make any recommendations to LACAC at this time on the Hamilton-Wentworth Archaeological Foundation's Grant Application.

After some discussion, the Committee approved the following recommendation:

That, in the absence of an Archaeological Master Plan for the Regional Municipality of Hamilton-Wentworth, LACAC take no action at this time on the Hamilton-Wentworth Archaeological Foundation's proposed project at the Loretto Academy Site (King/Pearl/Ray Streets) until there is sufficient information to establish the relative importance of this site.

8. SUB-COMMITTEE REPORTS

a) Research Sub-Committee

The Committee was in receipt of the minutes of the Research Sub-Committee for its meeting held 1992 June 3 and these minutes were received as circulated.

b) Education Sub-Committee

Committee Members were advised that the Education Sub-Committee is working on a walking tour of the Gore Park and area and that the two summer students will be working on the continuation of the survey of buildings to add to the City's Inventory of Buildings of Architectural and/or Historical Significance and a brochure on the Gore Park streetscape.

The Committee agreed to send an Information Report to all Members of Council advising that LACAC has hired two Summer Students - one through a Heritage Hamilton Foundation Special Grant and the other through a Provincial Experience

1992 July 20

'92 Grant to work on the City's Inventory of Buildings of Architectural and/or Historical Significance and a Gore Park brochure.

c) Joint Plaquing Sub-Committee

The Committee was in receipt of the minutes of the Joint Plaquing Sub-Committee for its meeting held 1992 May 6 and these minutes were received as circulated.

The Committee was also in receipt of information on the William Terryberry Plaque as submitted by the Joint Plaquing Sub-Committee. After some discussion, the Committee approved the wording of the William Terryberry Plaque to be installed at the Terryberry Library as follows:

"Since 1810 the name Terryberry has been associated with this section of Mohawk Road. In that year, William Terryberry emigrated to the Province of Upper Canada from the State of New Jersey, purchasing land in lots 16 to 18, Concession 6 and lots 14 to 15, Concession 7 in the Township of Barton.

During the early years of Upper Canada's history, the Mohawk Road was a major transportation corridor between the Province's first capital at Newark (now Niagara-on-the-Lake) and the thriving settlement at Ancaster.

By 1815, not only did William Terryberry have 168 acres of his property under cultivation, he also took advantage of his farm's prime location on a heavily-travelled road by constructing a two and one-half storey frame structure to be used as an inn.

The Terryberry Inn was a popular stage coach hotel for travellers along the Mohawk Road. It also served as a local community meeting place, being used for dances and other special gatherings. On May 4, 1816, the first public meeting of the voters of Gore District took place at the Terryberry Inn."

The Committee is in agreement with the intent of the Plaque's text and realizes that the dates above may require further verification and may require minor changes in the Plaque's wording.

Further to the above, the Committee was advised that the Joint Plaquing Sub-Committee is interested in knowing what designated properties LACAC is interested in plaquing for 1993. The Secretary was directed to place this matter on a subsequent meeting agenda.

Nina Chapple advised Committee Members that the Plaques as referred to above are the designated property plaques and not the commemorative plaques and are for designated properties only.

d) Heritage Legislation Sub-Committee

The Committee was in receipt of the Draft Report of the Minister's Advisory Committee on New Heritage Legislation dated 1992 June 17 that will be submitted to the Minister of Culture and Communications in 1992 August.

1992 July 20

Rob Rankin, Chairperson of the Heritage Legislation Review Sub-Committee, asked all Committee Members to review the Draft Report and submit comments to him in writing within the next week and a half so that he can incorporate them into a response to the Ministry.

Alderman McCulloch suggested that staff prepare a summary of the major changes to the Ontario Heritage Legislation and Nina Chapple agreed to prepare the same indicating the critical changes and circulate to all Committee Members and Members of City Council for their information. The Committee agreed that a special meeting of the Committee could be called for the first week of August to deal with this matter if a meeting is warranted.

9. PROVINCIAL LACAC CONFERENCE

The Committee agreed to table the delegates' report of the Provincial LACAC Conference held at Trent University in Peterborough, Ontario from 1992 June 11 - 13 to the next meeting.

10. OTHER BUSINESS

a) Presentation by John Mokrycke - Revitalization of Downtown Area

John Mokrycke made a presentation on the Downtown Area Study that he is undertaking for the City's Planning and Development Department focusing on the Central Business District area (Augusta Street/King William Street/James Street/John Street). Mr. Mokrycke stated that the purpose of this Study is to identify guidelines for future development with consideration for changes in the area such as the redevelopment of the T. H. & B. Station; and to encourage people to once again use the downtown area.

Mr. Mokrycke was commended for his presentation and new ideas to revitalize the downtown core.

b) Conference on Facadism

Ann Gillespie advised Committee Members that she recently attended a Presentation relevant to the future development of the Gore Park area: "Facadism or Partial Retention" given by consulting architect, Bill Greer, at the LACAC Conference in Guelph. It was suggested that Mr. Greer might be invited to give a brief Presentation on this subject to LACAC at a future meeting. The Secretary was directed to bring this matter to the attention of the Chairperson when the next agenda is finalized.

c) Next Meeting

Some discussion ensued on whether or not the 1992 August 10 LACAC Meeting should be cancelled given that the Chairperson will be away on holidays and that at present, there are no pressing agenda items. The Committee agreed to cancel the 1992 August 10 meeting but agreed that, if necessary, a special meeting may be called by the Vice-Chairperson.

**The Local Architectural
Conservation Advisory Committee**

1992 July 20

10. **ADJOURNMENT**

There being no further business, the meeting then adjourned.

Taken as read and approved

**Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee**

Charlene J. Coutts, Secretary

5a

SAMUEL BAMBERGER HOUSE
11-13 Holmes Avenue

**SUMMARY OF CURRENT STATUS
AND SIGNIFICANCE**

August 1992

The former Bamberger home was purchased by the current owner in June with the intention of demolishing it to construct two single-family dwellings on the site (two 25' wide lots). Once aware that the house was recognized to have considerable historical and architectural value, however, he agreed to postpone demolition for a month in order to provide an opportunity for the building to be dismantled or moved. Following this meeting, he reconsidered his immediate plans and decided to postpone demolition until next spring (May or June 1993), renting the two existing dwelling units in the meantime.

Two site inspections were made in June and July, while the house was vacant, in order to find physical evidence of its date and construction. According to research carried out by David Jardine for his book: West Hamilton: a Village and a Church, the house was a two-storey log structure built as a permanent residence for Samuel Bamberger, one of the first settlers to the West Hamilton area who purchased 102 acres of land in 1806 and erected the house at this time or soon after. Investigations carried out on two recent site visits revealed that the original house was a two-storey log structure, which was covered with wood siding (if not originally, at an early date in its history). Full two-storey log houses appear to have been relatively uncommon in Ontario; and there are few known surviving examples. The Bamberger house is the only known remaining example in Hamilton. Moreover, if built as early as 1806 or within several years, it could be the earliest surviving house in the city.

**ACTIONS TAKEN RE: PROPOSED DEMOLITION
OF SAMUEL BAMBERGER HOUSE (11 - 13 Holmes Avenue)**

June - September 1992

May 8 Application for demolition permit received by the Building Department.

June 5 Heritage Planning staff alerted by Mr. David Jardine* that this historic home might be demolished.

* Author of book West Hamilton, a Village and a Church (1990) and member of the West Hamilton Historical Society, originally established for the purpose of publishing a book on the history of West Hamilton and St. Margaret's Church.

NOTE: 11-13 Holmes Avenue was not "listed" on the City's Inventory of Buildings of Architectural and/or Historical Interest at the time that this application was made (no survey of West Hamilton for the purpose of listing buildings on the Inventory has as yet been undertaken); the application was therefore not referred to LACAC for comment when first submitted.

June 10 Committee of Adjustment meeting - denial of application for variance to permit front-yard parking for two new houses proposed for property at 11-13 Holmes Avenue.

June 15 LACAC meeting - recommendation to Planning and Development Committee that a demolition permit not be issued for the property at 11-13 Holmes Avenue, based on the building's architectural and historical value.
LACAC also recommended that the building be listed on the Inventory and, since the building was clearly worthy of designation under the Ontario Heritage Act, that staff prepare the Reasons for Designation.

Note: A permanent site will need to be found before the Reasons for Designation can be finalized. The **Preliminary Research Report** (included in July LACAC agenda) outlines the architectural and historical significance of the Bamberger house.

June 24 Planning & Development Committee meeting - approval of application for demolition permit for semi-detached house at 11-13 Holmes Avenue, with provision that staff investigate alternate sites and cost of relocation and bring back a report to the next P & D meeting on July 22. Owner agrees to a 30-day delay of demolition and offers to assist in dismantling/ moving of the house.

Note: Heritage Planning staff subsequently contacted the new owner Mr. E. McEnaney, just after he had taken possession of the house, and learned that he had changed his plans with respect to redeveloping the site. A letter was subsequently sent to Mr. McEnaney to confirm his revised plans to postpone construction of the two new houses until next spring (May or June) and to rent the existing house until the end of April 1993.

June 30 Council meeting - approval of demolition permit application for 11-13 Holmes Avenue.

July 9 Meeting of the Board of Directors of the West Hamilton Historical Society (president, Bob Schimmell). A status report on the Bamberger house was presented by Board member David Jardine and Heritage Planning staff, Ann Gillespie. This was followed by a discussion of various options for finding a use and new site for the house; Board members agreed that they would prefer to see the Bamberger home remain in West Hamilton, where it provides a tangible link with the past history of the area. However, if a suitable site and viable use within the West Hamilton area could not be found, the Board would favour moving the house to Westfield Heritage Centre. A proposal presented by a local realtor to move the house to a nearby site on Emerson Street, where he would restore/renovate the structure to serve as a tea room, raised questions regarding the economic viability of the proposed use and its implications for the long-term preservation and restoration of the Bamberger house.

July 22 Meeting of the HRCA (Hamilton Region Conservation Authority) Westfield Heritage Centre Sub-committee: members responded favourably to idea of relocating house to Westfield Heritage Centre, if no other more suitable location could be found. (NOTE: Master Plan contains provisions for acquisition of another house). However, due to budget restrictions, outside sources of funding would need to be found to cover the costs of moving the original structure, build a new foundation, and undertaking the necessary conservation/ restoration work.

- July 31 Site visit to Bamberger house (Jan Kamermans, building mover; Nina Chapple and Ann Gillespie, heritage planning staff; David Jardine, member of West Hamilton Historical Society) to ascertain log construction.
- August 24 Memo from V.J. Abraham (Director of Local Planning) to Bob Chrystian (Manager of Parks), requesting comments or suggestions re: possibility of relocating Bamberger house to Alexandria Park in West Hamilton or another City park and on a possible use for the building within such a setting.
- August 27 Meeting of the Board of Directors of the West Hamilton Historical Society: discussion of actions to be taken by the Society with respect to the preservation of the Bamberger house, in particular fundraising for its relocation and/or restoration.
- Site visit to Bamberger house by Ann Gillespie and Sam Kingma, Empire Transportation Ltd., to obtain an estimate for relocating building.
- September 1 Attached letter from President of West Hamilton Heritage Society to LACAC Chairperson.





5b

West Hamilton Heritage Society

16 Lover's Lane,
Ancaster, Ontario.
L9G 1G3

HAMILTON-WENTWORTH

September 1, 1992.

Ms. Diane Dent,
Chairperson, Hamilton LACAC,
c/o Hamilton City Hall.

Dear Ms. Dent:

The Board of Directors of the West Hamilton Heritage Society, strongly supported by over 500 present and former residents of the West Hamilton area, wish to advise you that we are fully desirous of maintaining the identity of the Bamberger Homestead, currently located at 11-13 Holmes Ave.

We understand that the building is slated for demolition in the Spring of 1993, and that the present owner has indicated his willingness to donate the building to the City of Hamilton, rather than proceed with the costly demolition.

Our Society is prepared to solicit funding from its membership and other sources to assist in defraying the cost of transferring the building to a new site.

Prior to activating our search for funds, we shall require assurance in writing that the building will be donated to the City or Region in 1993. Moreover, we will need to know the date upon which the building is available several months in advance, in order to have the necessary funds in time for the removal of the building.

If no other suitable location is available within the West Hamilton area, our Society also fully supports the proposed offer from the Westfield Heritage Sub-committee to accept the building, if funding can be arranged to pay for transportation to a site at the Westfield Heritage Centre.

The writer would also appreciate receiving some clarification as to the level of interest and involvement of both the City and Regional governments, and the possibilities and levels of funding available from both sources.

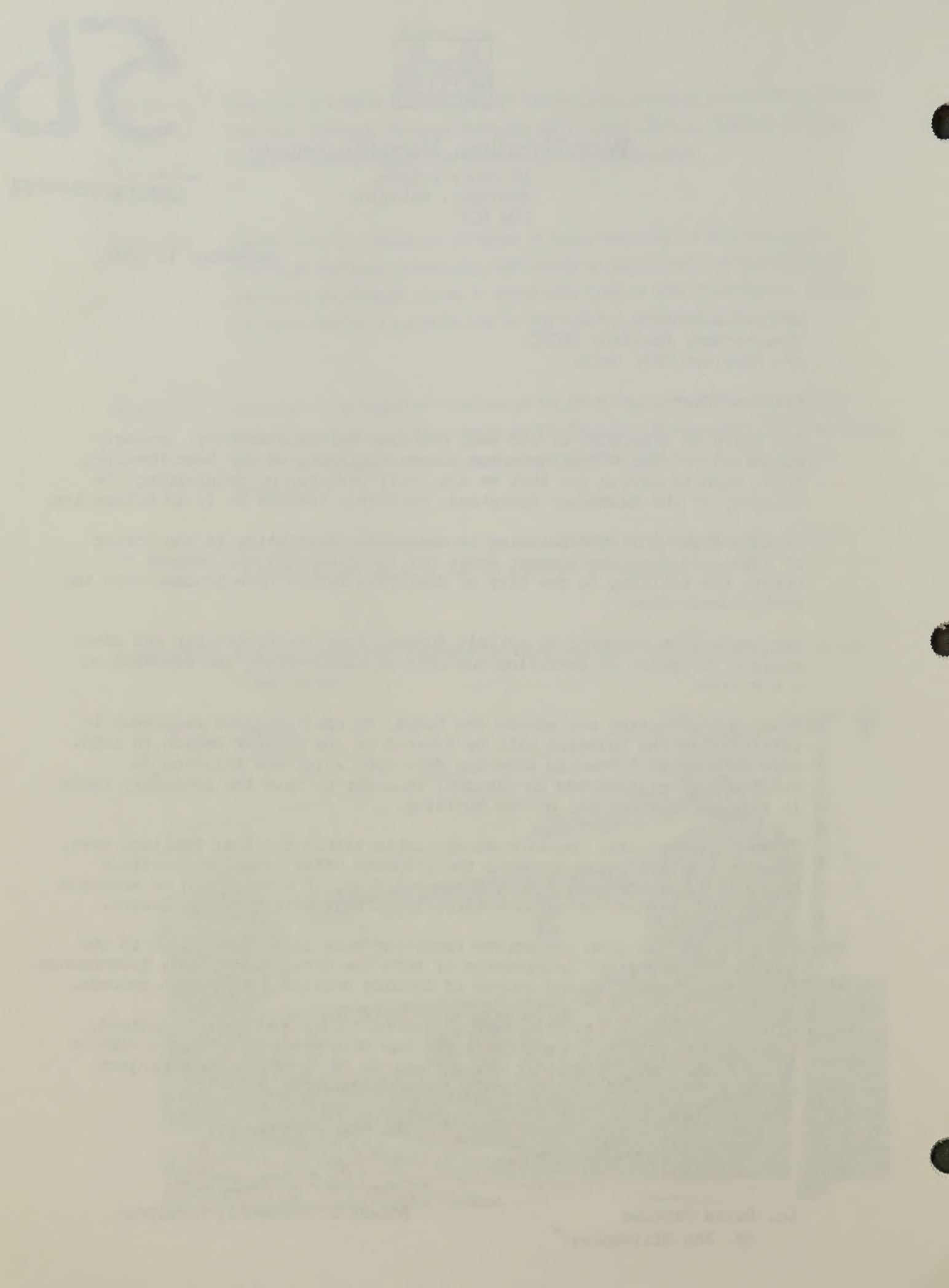
Due to the age and historical significance of the Bamberger Homestead, and the personal feelings we have for the West Hamilton area, we wish to commend you for your support and enthusiasm in regard to this project, and look forward to its successful conclusion.

Respectfully yours,

Robert O. Shimmell, President.

Cc. David Jardine

Ms. Ann Gillespie ✓



6a

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 4 September 1992

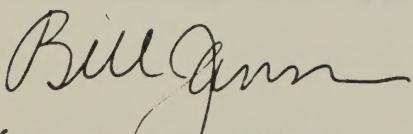
REPORT TO: Charlene Coutts
LACAC Secretary

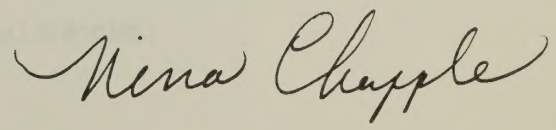
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Heritage Funding Application -
51 Herkimer Street

RECOMMENDATION:

That the accompanying *List of Eligible Projects* be approved for the designated property at **51 Herkimer Street** to serve as a basis for future conservation/restoration work to be undertaken with the assistance of heritage funding.


for V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. The *List of Eligible Projects* is being put forward now in order to expedite the approval process for any conservation/ restoration work which the owner may wish to undertake next spring with the assistance of heritage funding.

NOTE: No more *Designated Property Grants* are available for 1992.

2. *List of Eligible Projects* and photograph attached. Additional photographs available at meeting.

HERITAGE FUNDING APPLICATION #88

51 Herkimer Street

Site Visit: 19 August 1992

Present: Rex Mansell, building inspector
Nina Chapple and Ann Gillespie, Heritage Planning staff
Dr. Rajczak, building owner

Eligible Projects:

1. **Stone Masonry Conservation:**

a. Spot repointing of stonework on all four facades and chimneys, where mortar is missing, loose or disintegrating; new mortar to match original as closely as possible in composition, texture and colour (includes removal of hard mortar used for repointing in past and replacement with an appropriate soft mortar).

Mortar mix and test patch to be approved by Heritage Planning staff before work begins.

b. Repair/replacement of damaged elements such as the broken sill on west facade (second storey of rear wing).

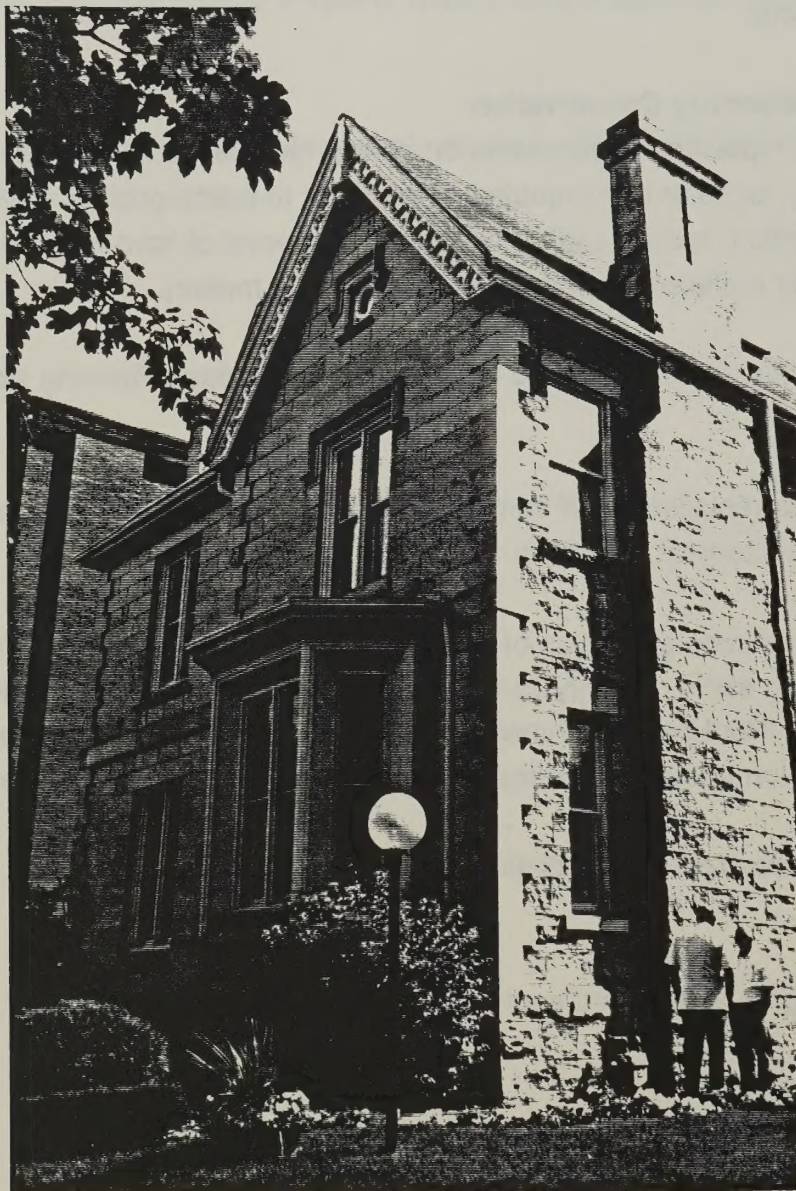
NOTE: A large proportion of the repointing has already been completed; **only** any remaining stone masonry conservation work would therefore be eligible for heritage funding. Roof flashing should be installed where necessary to prevent water penetration through stone masonry: e.g. on south side of north-west chimney.

Guidelines and specifications for masonry repairs to be provided.

2. **Roofing:** re-roofing in the original material (wood shingles).

3. **Painting:** one-time painting of all exterior woodwork according to the original (or an early) colour scheme, to be determined by a paint layer analysis. Wood elements include windows, doors, window and door frames, soffits, bargeboard, brackets, etc. Colours to be approved by staff.

NOTE: Any deteriorated woodwork to be repaired prior to repainting; all surfaces to be prepared by sanding and, where necessary, scraping to remove all loose paint.



66

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 4 September 1992

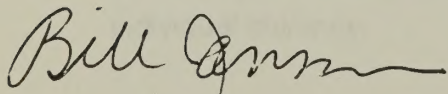
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

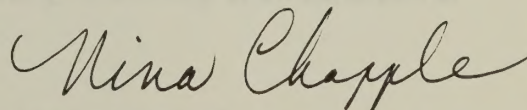
SUBJECT: Heritage Funding Application -
111 Charles Street

RECOMMENDATION:

That the accompanying *List of Eligible Projects* be approved for the designated property at **111 Charles Street** to serve as a basis for future conservation/restoration work to be undertaken with the assistance of heritage funding.



for **V.J. Abraham, M.C.I.P.**
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. The *List of Eligible Projects* is being put forward now in order to expedite the approval process for any conservation/ restoration work which the owner may wish to undertake next spring with the assistance of heritage funding.

NOTE: No more *Designated Property Grants* are available for 1992.

2. List of eligible projects and photograph attached. Additional photographs available at meeting.

HERITAGE FUNDING APPLICATION #89

111 Charles Street

Site Visit: 19 August 1992

Present: Rex Mansell, building inspector
Nina Chapple and Ann Gillespie, Heritage Planning staff
Pat Foss, building owner

Eligible Projects:

NOTE: An application for a building permit to replace the front steps and landing has been approved by Heritage Planning staff and the Building Department. The owner advised that they would like to proceed directly with this work and not go through the heritage funding application process. In order to be eligible for heritage funding, the proposed new stairs and landing would have to be based on the design and construction of the original (for which no documentation has yet been found).

1. **Stone and Brick Masonry Conservation:**

a. Spot repointing of the two original stone walls (west and south) and the brick walls of the rear addition (south and east), where mortar is missing, loose or disintegrating; new mortar to match original as closely as possible in composition, texture and colour (includes removal of any hard mortar used for repointing in past and replacement with an appropriate soft mortar).

Mortar mix and test patch to be approved by Heritage Planning staff before work begins.

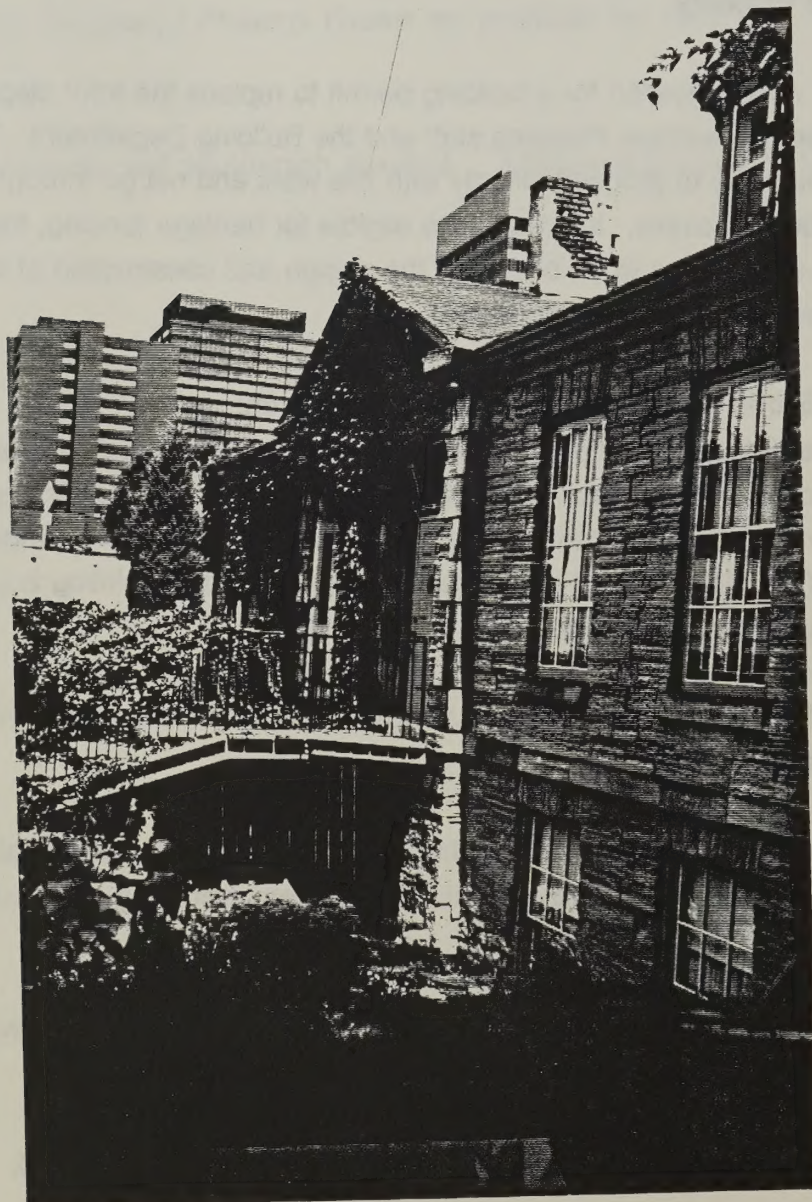
b. Repairs to three brick chimneys (includes badly deteriorated chimney between #109 and #111): repointing/ partial or complete rebuilding, depending upon condition of individual chimney.

Guidelines and specifications for masonry repairs to be provided.

2. **Roofing:** re-roofing in the original material (wood shingles).

3. **Wood Elements:** repair/ replacement of any deteriorated wood sills, soffits and fascia board.
4. **Painting:** one-time painting of all exterior woodwork according to the original (or an early) colour scheme (determined by analysis of paint layers). Wood elements include windows, doors, and window and door frames, soffits, and fascia board. Colours to be approved by Heritage Planning staff.

NOTE: Any deteriorated woodwork to be repaired prior to repainting; all surfaces to be prepared by sanding and, where necessary, scraping to remove all loose paint.



L A C A C

7

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 4 September 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: Proposed Conversion of Former T.H. & B. Station to New GO Transit Bus and Rail Station - Comments on Architect's Preliminary Plans

RECOMMENDATION:

That LACAC approve the comments of the Research Sub-committee on the preliminary plans for the proposed conversion of the former T.H.& B. Station to the new *GO Transit Bus and Rail Station*.

BACKGROUND:

1. Representatives of Trevor P. Garwood-Jones Inc., sub-contracting architects to the engineering firm, C.C. Parker, presented preliminary plans for the conversion to the Research Sub-committee at its meeting held July 29. The Sub-committee subsequently convened to discuss the proposal and

formulate comments. These comments were further refined at a meeting held August 5, after a site visit to the building had been made. The project is expected to go to tender in April 1993.

COMMENTS:

The discussion focussed on the following four aspects of the preliminary design.

- 1) proposed new exit stair
- 2) entrance canopy
- 3) interior stairway
- 4) opening up of second storey in the concourse.

1) Proposed new exit stair

Research Sub-committee members preferred the current proposal, a light metal clad staircase, over the original proposal of a masonry clad staircase.

It was observed that the rear exterior staircase should be a subservient modern feature of the original historic building. There was concern that the fenestration in the proposal did not respond to the divisions established on the building itself. It was felt that there was no need to raise the fenestration above the height of the staircase.

The choice of cladding was considered important, and the Research Sub-committee would like to review the choices when a list of alternative materials is established.

Opinion was divided as to whether the rounded shape of the exit stair was desirable.

2) Canopy

Canopy is a simple hung steel deck canopy.

The Sub-committee preferred the hung canopy of the current proposal, as opposed to the previous (1990) proposal, which was supported by columns. Of the two options of the current proposal, namely scalloped edge and single rounded edge, the general preference was for the former; although both were found acceptable. It was agreed that a canopy was desirable to provide adequate weather protection and the Sub-committee supported this solution.

It was commented that this is a positive urban design response.

Concern was expressed that weather protection provided by the canopy be adequate, particularly at James and John Streets, considering the lower grade at these junctures.

3) Interior stairway

The proposed stairway, to provide interior access to the second floor concourse, will be inserted into existing recesses/rooms.

The Sub-committee considered this a reasonable solution.

4) Opening up of second level in the concourse:

- 1) restoration of light from south through second storey windows**
- 2) restoration of second storey balcony area**
- 3) creation of second storey mezzanine**

1&2) The Research Sub-committee strongly endorsed the proposed re-opening of the second storey windows to the south and the balcony to the north. Currently, the existing windows on the south side are temporarily covered; removal of the coverings would substantially increase natural light in the concourse. Removal of a partition between the balcony and adjoining hallway would increase the sense of spaciousness. It was agreed that both of these restorations

will have a strong and positive impact on the quality of the interior space.

- 3) Research Sub-committee members questioned the viability and appropriateness of creating a second storey mezzanine, which would involve major new openings into the concourse below. A subsequent site visit to the station led the Sub-committee to conclude that as a group, it cannot consider whether this alteration should even be pursued until after the south windows and north balcony (1 & 2) are re-opened, as originally designed. At that point, the committee felt it would be in a much better position to make a judicious decision regarding further opening of the balcony. For the same reason, the Sub-committee may reconsider its support of the opening of second storey bays above the east and west entrances.

The Sub-committee supports the creation of a central opening on the south side of the concourse to provide passenger access to the bus area.

Other issues

- **Limestone cladding:** a source of matching stone should be located
- **Original colour scheme, interior:** paint analysis would determine original colours of interior
- **Platform canopy:** CP Rail has made a technical request for clearance to accommodate freight trains. The requested clearance would reduce the platform canopy along its length by two feet on either side; it was understood that the platform itself would not be reduced.

The Research Sub-committee questioned whether passengers on the platform would be endangered by passing freight trains unless they were standing under the proposed, narrower canopy. The weather protection would also be seriously diminished with the reduction of the canopy.

- **Bridges:** there was concern about the rebuilding of bridges over John and James Streets, particularly as bridges were designed and built as an extension of the station. Any alteration to bridges should be reviewed by LACAC.
- **New fire door exit:** it was suggested that a fire safety consultant be hired to ascertain whether a new fire door exit was necessary on the front facade
- **Concourse seating:** restoration of the original concourse seating is recommended
- **Enlargement of windows, north facade:** the Sub-committee was not in support of enlarging windows on the north facade (in front of former waiting area/proposed washroom)
- **Original Fixtures:** it was recommended that all original fixtures for lighting, intercom, etc. be retained
- **Main Entrance Canopy:** the original main entrance canopy should be restored
- **Signage:** the Sub-committee supported the Public Works architect's request to retain the original signage. Since additional signage would detract from the original simplicity of the design, signage should be kept to a minimum and conform with the style of the original signage.

Conclusion

The Research Sub-committee also looks forward to reviewing and working with the architects on the many smaller decisions on details which will be arising soon, such as lighting fixtures, wall finishes, etc.

The Sub-committee requested that staff notify the appropriate Regional Department regarding LACAC's interest in reviewing any plans for altering the bridges over James and John Streets.

L A C A C

8a

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 4 September 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: ADDITION TO INVENTORY - Stelco Office Building,
242 Queen Street North

RECOMMENDATION:

That the Stelco office building at **242 Queen Street North** be added to the City's Inventory of Buildings of Architectural and/or Historical Interest.

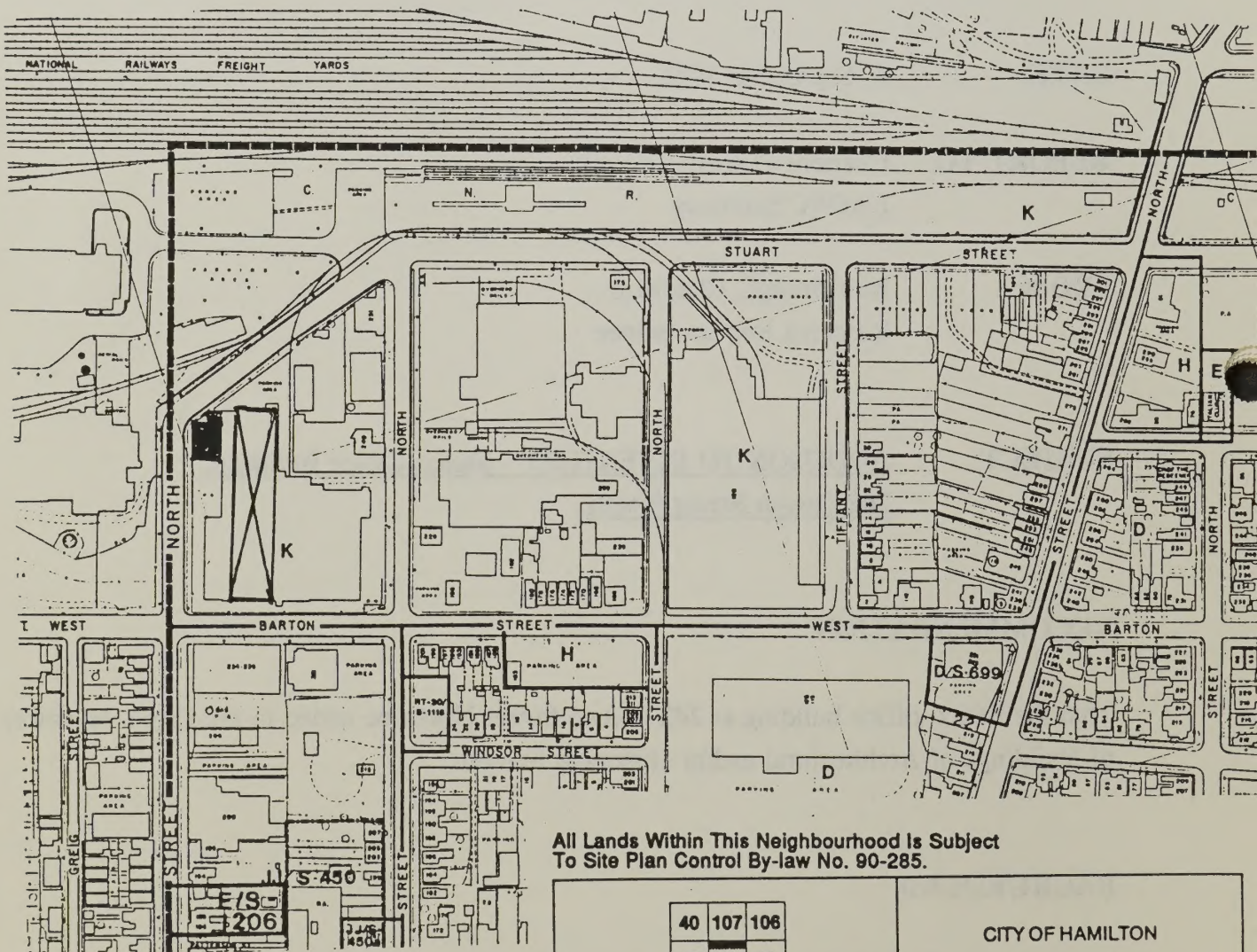
BACKGROUND:

1. A demolition permit application has been submitted for this two-storey brick masonry building, erected around the turn-of-the century, and also the large adjacent steel-and-glass factory building. The former building, which once served as the pattern shop for the Hamilton Iron & Steel Co., was included in LACAC's *Industrial Survey* but had not been formally

evaluated for listing on the Inventory. The Research Sub-committee evaluated both buildings at its last meeting and agreed that the brick building was worthy of listing on the Inventory.

2. Map and photographs attached. Colour photographs available at meeting.

Section of current zoning map (*Central Neighbourhood*) showing location of two buildings to be demolished at 242 Queen Street North.

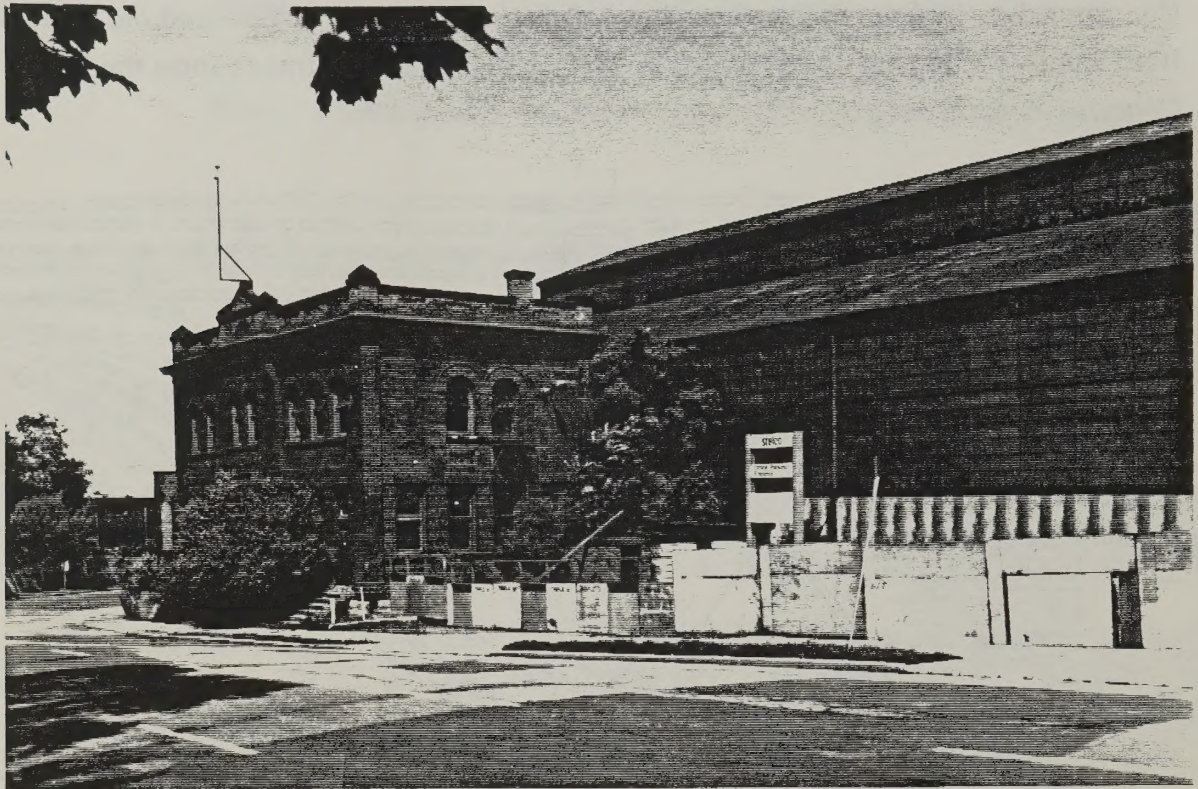


All Lands Within This Neighbourhood Is Subject To Site Plan Control By-law No. 90-285.

<table border="1"> <tr> <td>40</td> <td>107</td> <td>106</td> </tr> <tr> <td>127</td> <td>21</td> <td>10</td> </tr> <tr> <td>92</td> <td>41</td> <td>31</td> </tr> </table> This is not a Legal Document For Zoning Verification Please Contact City Building Department.	40	107	106	127	21	10	92	41	31	CITY OF HAMILTON CENTRAL ZONING	
40	107	106									
127	21	10									
92	41	31									
— Neighbourhood Boundary — Zoning Boundary.	0 100m SCALE 50m NORTH										
Prepared for The City of Hamilton by the Planning and Development Department of The Regional Municipality of Hamilton Wentworth	PLANNING UNIT NO. 6704	PAGE NO 21									

[illegible]

Stelco buildings to be demolished at 242 Queen Street North (July 1992).



L A C A C

8b

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 4 September 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: ADDITION TO INVENTORY - 30 Undermount Avenue

RECOMMENDATION:

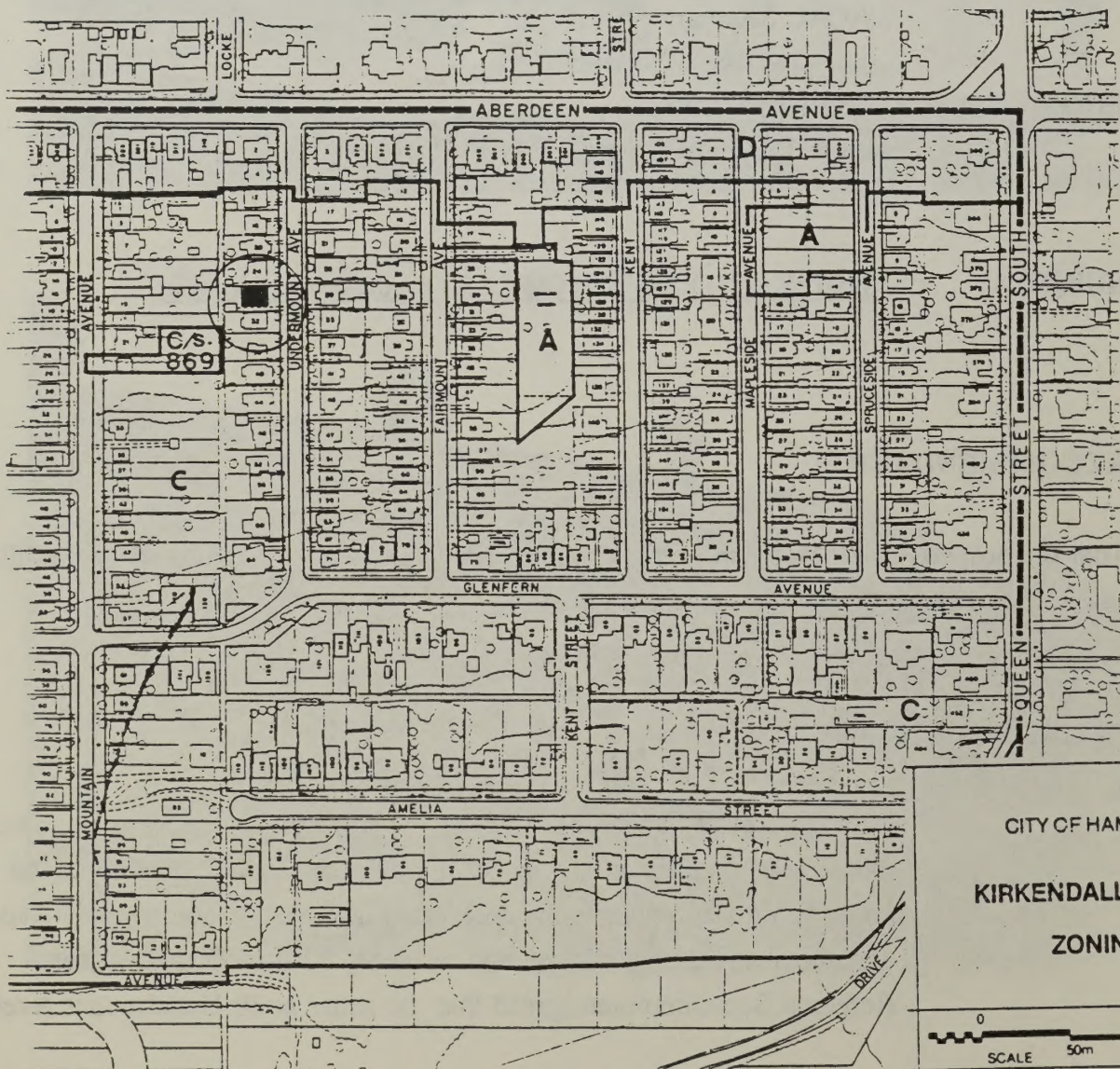
That the property at **30 Undermount Avenue** be added to the City's Inventory of Buildings of Architectural and/or Historical Interest.

BACKGROUND:

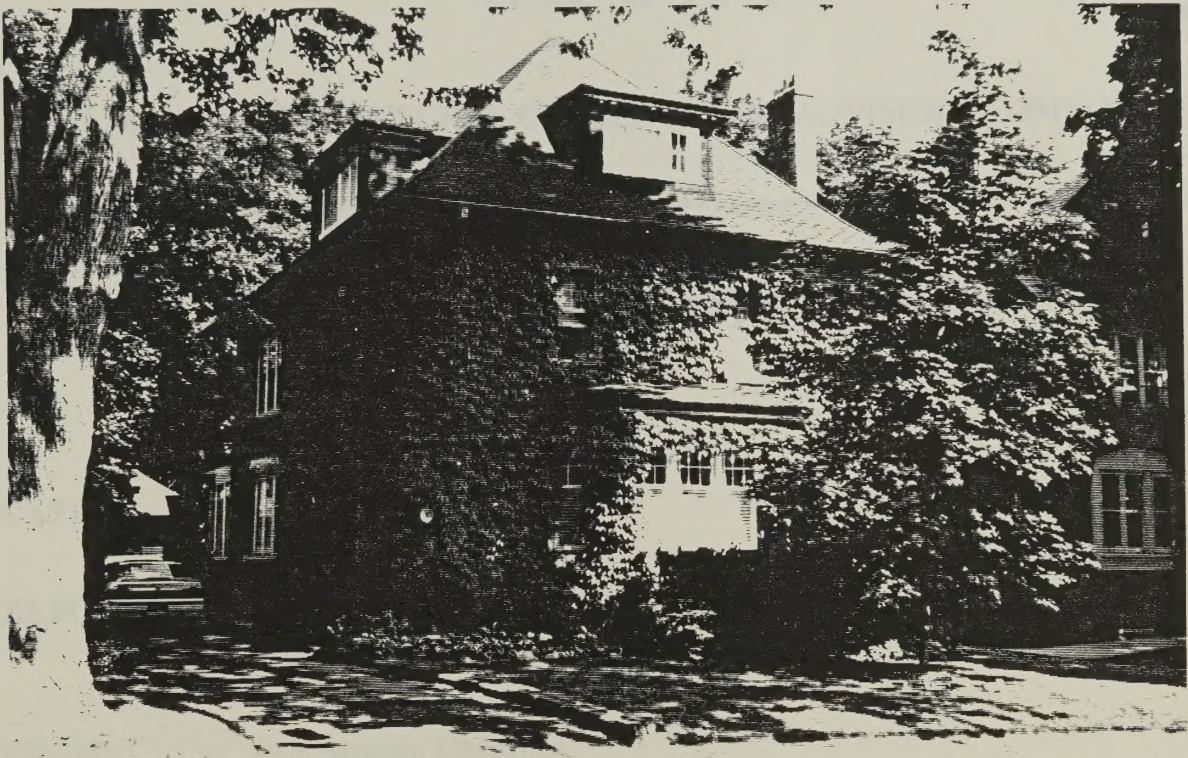
1. This 2 1/2 storey house, built circa 1918-19, was evaluated in response to the owners' enquiry as to whether it would be eligible for designation. The house is situated opposite the designated house at *33 Undermount Avenue*, a distinctive two-storey, stucco-clad residence built in 1917-18. The Research Sub-committee agreed that the house at 30 Undermount Avenue

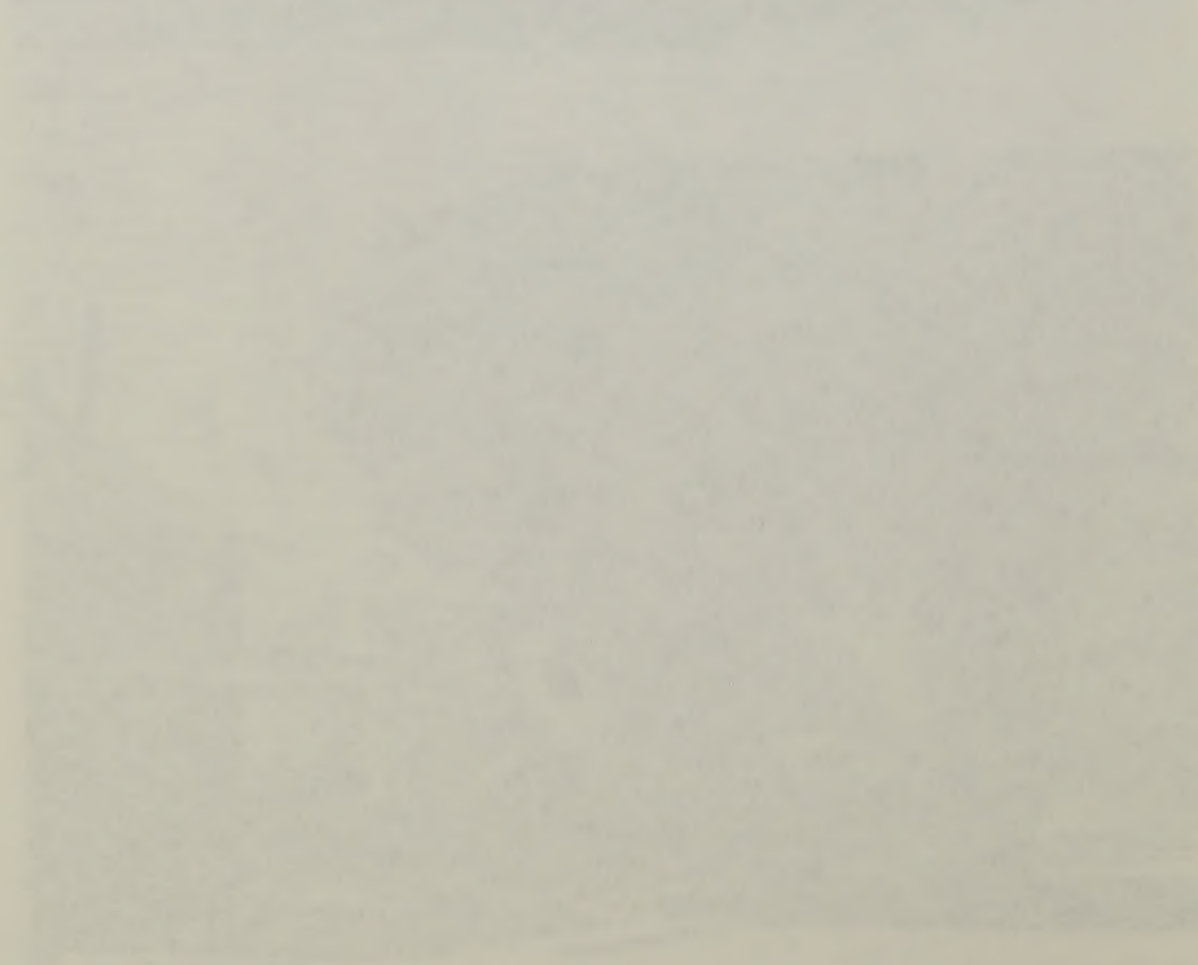
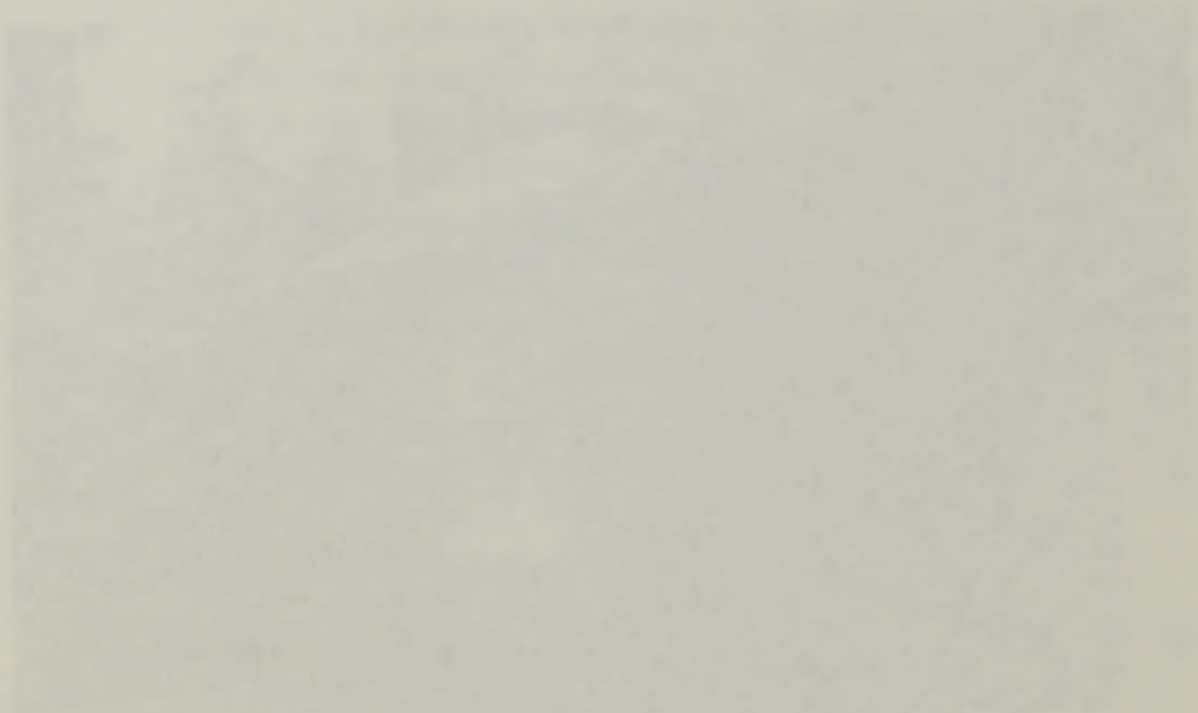
was worthy of listing on the Inventory but that it did not have sufficient architectural/ historical value to merit individual designation. However, the street, as a whole, with its homogeneous early twentieth century residential streetscape and attractive treescape and front-yard landscaping, would be eligible for designation as a *heritage conservation district*. The owners might therefore be encouraged to contact their neighbours to gain support for district designation.

2. 30 Undermount Avenue is located in the *Kirkendall South Neighbourhood*, which has not yet been systematically surveyed and reviewed for additions to the Inventory.
3. Map and photographs attached. Colour photographs of house and streetscape available at meeting.



30 Undermount Avenue (top) and view across street showing 33 Undermount Avenue.





L A C A C

8c

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 4 September 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: ADDITIONS TO INVENTORY - Central and Beasley Neighbourhoods

RECOMMENDATION:

That the following buildings in the *Central Neighbourhood* be added to the City's Inventory of Buildings of Architectural and/or Historical Interest:

Hess Street North: 116; 126; 128; 138 - 146; 182; 184; 188 - 194; 196.

McNeil Street: 1 - 11; 2 - 12.

Queen Street North: 126 - 134; 136 - 142; 160 - 182; 198; 242 (see agenda item 9a).

BACKGROUND:

1. The above list is the first in a series of recommended additions to the Inventory for the *Central and Beasley Neighbourhoods*. The Neighbourhood Section of the Planning Department is currently reviewing the Plans for these two neighbourhoods and have requested an up-to-date list of *designated* and *listed* buildings for this review.
2. Part of the project undertaken by summer students Erika Shaker and Jean-Louis Rivard was to update the card index and photographic record of the Central and Beasley Neighbourhoods.
3. On the basis of the updated record, the Research Sub-committee is systematically evaluating each building for its eligibility for listing on the Inventory, based on architectural and historical criteria. In addition, each building was rated for contextual value, based on its relationship with its surroundings or its landmark status.
4. Map and photographs available at meeting (and also by contacting Heritage Planning staff beforehand).

L A C A C

9

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 4 September 1992

TO: Charlene Coutts,
LACAC Secretary

FROM: Robert Rankin, Chairman
Ontario Heritage Act Review Sub-committee

SUBJECT: Ontario Heritage Act Review - Comments on The Draft Report of the Minister's Advisory Committee on New Heritage Legislation

RECOMMENDATIONS:

1. That the Hamilton LACAC strongly support the general proposals put forward by the Minister's Advisory Committee on New Heritage Legislation, particularly in respect to the strengthening and streamlining of the designation process for heritage properties under the Ontario Heritage Act;
2. That the Hamilton LACAC not support the two new proposals for the designation process, specifically the grading requirement for heritage properties and the possibility of compensation to be paid to the owner of a designated property under special conditions;

3. That the Hamilton LACAC refer for comment the proposed recommendations re: the expansion of the legislative mandate to include movable heritage, intangible heritage, and heritage facilities to the appropriate municipal departments and committees, such as the Hamilton Historical Board, the Department of Culture and Recreation, the Hamilton Library, the Hamilton Art Gallery, etc.:
4. That the additional incentives for heritage conservation, found in the Ministry's previous review in 1990 entitled "Proposals for Legislation", be supported in the present proposal: and
5. That the Hamilton LACAC request the opportunity to comment further on the policy before it is submitted for final approval; and, when available, on the draft Regulations which will be crucial to the successful implementation of the new heritage legislation.

Summary and Comments re:

THE DRAFT REPORT ON THE
MINISTER'S ADVISORY COMMITTEE
ON NEW HERITAGE LEGISLATION,
DATED JUNE 17, 1992

A proposal to revise the Ontario Heritage Act

Prepared for LACAC and City Council members by the Local Planning Branch, Heritage Planning, July 31, 1992

1. **Background:**

- .1 The Ontario Heritage Act was passed in 1975; beginning in the 1970's, the Ministry of Culture and Communications has requested comments on the effectiveness of this heritage legislation from LACACs. An official review of the O.H.A. was launched in 1987.
- .2 The present draft proposal by the Minister's Advisory Committee constitutes a **submission** to the Minister of Culture and Communications by the Minister's Advisory Committee; it **does not represent an official government position**.
- .3 The Minister's Advisory Committee requested comments from their constituent groups (including LACACs) within a three week deadline in order to submit their report to the Minister before September.
- .4 Because of the request that LACAC's comments be referred to the Planning and Development Committee, and because of the summer schedule for the committees, the Hamilton LACAC comments will be sent in September to the Minister of Culture and Communications rather than submitted to the Minister's Advisory Committee.
- .5 The six-year review period has demonstrated that **there is unanimous support for the need to revise the Ontario Heritage Act.**

2. Summary of the Major Proposed Changes

The issues selected here highlight those changes which would have the greatest impact at the municipal level. A further explanation of each point is given in the following pages.

It should be noted that this report is restricted primarily to those proposals which affect the present work of LACAC. It is recommended that those groups which would be affected by the proposed expansion of the Ontario Heritage Act mandate should themselves provide comments. In the same respect, archaeologists should be encouraged to respond on the proposals dealing with archaeology.

A brief chronology is attached at the back of the report.

The following ten recommendations have been selected for comment from The Minister's Advisory Committee Proposal:

- .1 That greater protection of a designated property be provided at the municipal level by granting Council the right to approve or deny a demolition permit application for a designated property.
- .2 That the Listing of Heritage Places be extended to include landscapes, vistas, natural areas, cemeteries, etc., as well as trails, corridors. No statutory control would be imposed.
- .3 That the definition of heritage properties be expanded to include "movable heritage" (documents, artifacts, paintings, etc.) and "intangible heritage" (traditions, values, skills and stories); and that responsibility under the Act would also be extended to heritage facilities such as museums, art galleries, libraries, archives, etc.
- .4 That the Provincial responsibility be expanded into a leadership role in heritage conservation by: (1) allowing the legislation to be binding on the crown; (2) establishing heritage policies, guidelines, etc. at the provincial level; and (3) establishing a Provincial Inventory (of Listed Buildings) and a Provincial Register (of Designated Buildings).

- .5 That Councils be required to establish heritage conservation policies and authorized to adopt heritage conservation plans, measures, etc.
- .6 That Municipalities be authorized to require a heritage impact assessment where there are proposals to alter or demolish designated properties.
- .7 That LACACs be renamed Municipal Heritage Committees throughout Ontario, continuing their same mandate. Other cultural advisory committees to Council would also be known as Municipal Heritage Committees, each with its own mandate, such as the Hamilton Historical Board.
- .8 That a designated property be graded based on its significance.
- .9 That compensation be provided in special hardship cases caused by the designation of a property.
- .10 That designation of a Heritage Conservation District and its appeal procedure follow the same procedure prescribed for individually designated buildings. In addition, the reparation of a Heritage Conservation District Plan will be required.

3. Summary of Comments

- .1 Of the above ten major changes proposed by the Minister's Advisory Committee to the Ontario Heritage Act, the issues described in # 1, 2, 4, 5, 6, and 10 reflect a strengthening and streamlining of the heritage conservation process at both the municipal and provincial level. These changes in policy are recommended.
- .2 The expansion of the mandate to include cultural heritage (in addition to real property) contained in # 3 and 7 depends to a large extent on the response from those institutions and committees presently responsible for these activities.
- .3 The two proposals related to designation in # 8 (grading) and # 9 (compensation) are expected to introduce further delays and possible complications. These additions to the Ontario Heritage Act in their present form are not recommended.
- .4 This report is a review of the proposed policy changes only. Implementing regulations, when prepared, will be of critical importance and should be reviewed at that time.
- .5 The present proposal (1992) omits a policy calling for new incentives for heritage conservation which was supported in the "Proposals for Legislation" dated 1990. Among those listed (Issue 21, p. 5) was a proposal to introduce a tax rebate incentive to encourage restoration of designated buildings, not by lowering current taxes but by temporarily delaying the increase caused by restoration.

4. Explanation of proposals with comparisons and comments:

It should be noted that the draft proposal at this point deals only with the new objectives of the Heritage Act; discussion of the implementing regulations will be undertaken at a later stage. The recommendations are:

.1 That greater protection of designated properties be provided at the Municipal Level by Council (12.10, p.25) and at the Provincial Level by appeal to the Ontario Heritage Board (12.17, p. 26)

Proposal: Alteration or **demolition of designated properties will require the approval of the municipality.** If there is an objection, an appeal can be made to the Ontario Heritage Board (formerly the Conservation Review Board).

Current: Alteration of a designated building now requires approval (or denial) by Council but the demolition of a designated building can only be delayed by Council for a 180-day waiting period but not prohibited.

Comment: This proposal addresses the most serious concern of the present legislation - the lack of protection against demolition of designated buildings. It is a criticism levied at the Ontario Heritage Act ever since it was passed in 1975. The proposal would provide the municipality the same degree of control over demolition as it now has over alteration.

It should be noted that heritage legislation in most provinces (except for 3 others) allows the municipality the option of permanent protection against demolition.

.2 That the Listing of Heritage Places be extended to include landscapes, vistas, natural areas, cemeteries, etc. as well as trails or corridors. (11.1, 11.2; p. 22)

Proposal: The Listing of Heritage places does **not carry any statutory controls or restrictions.**

Current: There is no system at present which allows the Listing of significant open spaces as opposed to objects which can be identified by name or street number.

Comment: This is a welcome proposal intended to facilitate identification and recognition of outstanding landscapes, vistas, and corridors which may be composed of natural or combined natural and man-made sites.

Since these large-scaled urban features often count among the most important assets of a municipality, such a List could be essential to planning appropriate change in the future.

The proposal calls for the use of provincially prescribed criteria in the evaluation process, thereby helping to provide consistency at the municipal level.

The Listing process will provide for prior notice to owners of affected properties.

- .3 That the definition of heritage properties be expanded to include "movable heritage" (documents, artifacts, paintings, etc.) and "intangible heritage" (traditions and values, skills and stories); and that responsibility under the Act would also be extended to heritage facilities such as museums, art galleries, libraries, archives, etc. (8.1, p. 18; 9.1, p.19; 21.1, p. 41)**

Proposal: The new provisions would authorize the identification of heritage resources; a Provincial Inventory of Heritage Resources. It would be required allow the Province, through designation of movable heritage, to prevent the destruction, loss or export of significant heritage objects and collections.

Current: At present, there are no provisions in the Ontario Heritage Act to protect or regulate cultural heritage other than by means of real property.

Comment: With this new mandate, the Ontario Heritage Act not only continues to provide protection for the Province's architectural heritage but also formally extends responsibility over the larger context of cultural heritage.

Heritage conservation is, in fact, not an isolated activity but rather an integral part of the larger areas of cultural heritage as well as environmental protection.

Because this aspect of the Heritage Act would affect the management of the City Museums, **it is recommended that comments on this section be coordinated with the Hamilton Historical Board.**

It would be appropriate for the Department of Culture and Recreation, the Hamilton Art Gallery and the Hamilton Public Library to comment on the proposed expansion of the Ontario Heritage Act mandate.

- .4 That the Provincial responsibility be expanded into a leadership role in heritage conservation by: (1) allowing the legislation to be binding on the crown; (2) establishing heritage policies, guidelines, etc., at the provincial level; and (3) establishing a Provincial Inventory (of Listed Buildings) and a Provincial Register (of Designated Buildings) (4.1; 5.1; 5.2; 5.3--pp 12-13)

Proposal: The Province will be assigned a **leadership role** in heritage conservation by the above proposals; also heritage conservation policies will be a requirement for all provincial ministries.

Current: The Province does not at present have to be regulated by its own heritage legislation; nor has the Province formally established its own heritage conservation policies or inventory.

Comment: This proposal remedies a serious omission whereby the large and valuable resource of Provincially-owned heritage buildings are left unprotected by any heritage legislation. The precedent was established when the Province was allowed to demolish (legally) its own designated Don Jail at 999 Queen Street, Toronto, in 1977.

Re: heritage conservation policy, each community has been left to invent its own policies despite the common need and common problems experienced at the municipal level. Provincial heritage conservation policy would assist municipalities in establishing consistent local policies.

A Provincial Inventory (of Listed Buildings) and a Provincial Register (of Designated Buildings) would correct the current situation where Buildings of Provincial Importance may be overlooked and left unprotected.

Note: Ontario is the only province in Canada which does not provide protection of designated properties at the provincial level.

.5 That Municipalities be required to establish heritage conservation policies and authorized to adopt heritage conservation plans, measures, etc. (6.1; 6.2--p. 14-15)

Proposal: Municipalities will be encouraged to take a more "pro-active" role in heritage conservation through establishing policies, programs, etc.

Current: The current legislation does not require heritage conservation policies, plans and programs although a Heritage Conservation District can only be designated if the Official Plan contains such policies.

Comment: Heritage conservation policies approved by Council would provide a much-needed focus and coordination among municipal departments.

Heritage conservation requires a coordinated approach--depending upon the case, any of the following departments might be involved in the conservation of significant municipal heritage buildings/structure--Planning, Building, Clerk's, Culture and Recreation, Engineering, Parking Authority, Property, Solicitor's, etc.

.6 That Municipalities be authorized to require a Heritage Impact Assessment where there are proposals to alter or demolish designated properties. (10.1-10.4; pp. 20-21)

Proposal: This proposal would include also Provincially designated properties or a property listed on the Provincial Inventory or property adjacent to such property;

Current: There is no standardized process at present for reviewing new development proposals which affect designated heritage properties.

Comment: Without a standardized review process in place, new development proposals which adversely affect heritage properties can lead to adversarial situations, resulting in sometimes irreconcilable, polarized positions.

A Heritage Impact Assessment would offer a greater opportunity for resolution by:

(1) taking place in the formative stages of the proposal, and

(2) providing an objective, technical assessment of the heritage property. This document could then serve as a basis for reaching an appropriate solution to the site.

Note: Minimum standards for heritage impact assessments will be provided in the regulations.

- .7 That LACACs be renamed Municipal Heritage Committees throughout Ontario, continuing their same mandate. Other cultural advisory committees to Council would also be known as Municipal Heritage Committees, each with its own mandate, such as the Hamilton Historical Board (7.1; 7.2--pp. 16-17)**

Proposal: It would appear that this proposal requires a **change in name only**. The committee will still provide advice to Council on heritage matters.

Current: The same.

Comment: Unlike the previous proposal of 1990, whereby one Municipal Heritage Committee was to assume responsibility over all fields of cultural heritage, the current proposal provides for separate Municipal Heritage Committees to deal with different heritage subjects or concerns, each with its own mandate.

As in issue # 3, those committees which would be affected by a name change should be consulted on this point, such as the Hamilton Historical Board.

.8 That a designated property be graded based on its significance. (12.4; p.24; 12.19, 26)

Proposal: A new system is proposed whereby a **designated property will be graded based on its significance**. The purpose is to determine the level of control or support re: alterations, demolitions, funding, etc. The proposal also would require the grading of properties already designated.

Current: No formal grading system exists presently, although on a case by case basis, when demolition or alteration of a designated property is requested, the property's value to the community and to the province is assessed. This evaluation then determines an appropriate level of action.

Comment: It is agreed that an evaluation of a heritage property is critical to determining the level of protection the building should receive but, by including this requirement formally in the legislation, considerable problems could arise later.

Most obviously, the value of a heritage property may change over the course of time (increasing if it should become the last such example or decreasing if it should lose a compatible setting).

Furthermore, the potential for saving and incorporating a heritage property in a new development depends on a case by case analysis of the issues, rather than on the heritage value of the building. A solution, therefore, can not be predetermined based on the building's rating.

Incorporating a grading system for designated buildings in the proposed Ontario Heritage Act is, therefore, not recommended.

.9 That compensation be provided in special hardship cases for a designated property.
(12.13, p. 25)

Proposal: A new approach is proposed whereby an owner would be **entitled to compensation**, if it can be proven that all beneficial use of the property is denied as a result a refusal by Council to allow the demolition or alteration of a designated building.

Current: There is no provision for compensation under the present Ontario Heritage Act.

Comment: The issue of compensation in respect to heritage conservation has proven to be highly controversial in British Columbia where it was incorporated into their provincial heritage legislation. It has deterred designations and introduced additional costs to the municipalities.

Incorporating the provision for compensation into the Ontario Heritage Act is, therefore, not recommended.

- .10 That the designation of a Heritage Conservation District and its appeal procedure follow the same procedure prescribed for individually designated properties. In addition, the preparation of a Heritage Conservation District Plan will be required. (13.1-13.14, pp. 28-29)**

Proposal: This proposal coordinates the designation process for both individual property designation and district designation. Council designates the properties or districts and the Ontario Heritage Board hears any appeals and makes the final decision.

Current: In the present legislation, the two types of designation are treated differently; Council gives final approval to the designation of individual properties and the O.M.B. gives final approval to Districts. Also, the appeal bodies are different: for individually designated properties, the Conservation Review Board hears the appeals while for districts, the O.M.B. hears the appeals.

Comment: This proposal addresses the split between individual property and district designation which has resulted in considerable unevenness of treatment and long delays. By placing the final decision-making of an appeal case with the provincial Ontario Heritage Board, this proposal follows the same format established under the Planning Act, where the O.M. B. acts as the final appeal board for local planning matters.

Heritage Conservation District Plans are currently prepared at the time of designation, in accordance with the direction of the Ministry of Culture and Recreation. The proposal would recognize the importance of this procedure by making it a legal requirement under the Act. Plans are to be modelled on the Planning Act provisions for the development of secondary plans.

4. Chronology:

- 1987 The current review of the Ontario Heritage Act and Heritage Policy was initiated;
- 1990 (May) The Minister of Culture and Communications announced adoption of a new Heritage Policy statement.
- 1990 (Aug. 8) LACAC reviews and submits preliminary comments on "Proposals for Legislation" to the Ontario Heritage Act.
- 1991 (May) The Minister's Advisory Committee on New Heritage Legislation (MAC) was established. 17 groups affected by heritage legislation were represented, including the development industry (Urban Development Institute). The Draft Report has been prepared by this committee.
- 1992 (July 13) The committee (MAC) circulated their Draft Report to Ontario LACACs as well as to its other member groups for comment. Deadline for comments to MAC is Aug. 11th in time for an Aug. 17th meeting.
- 1992 (Sept.) Proposal to be reviewed by LACAC and comments forwarded to the Planning and Development Committee.

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LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

10a

DATE: July 29, 1992

TIME: 5:15 p.m.

PLACE: Room 233, City Hall, convened to
Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler
John Mokrycke
Jane Rigby
Jeff Sokol
Ivona Tanska-Stepien
Nina Chapple
Ann Gillespie
Joy Dubbeld
Jean-Louis Rivard
Erika Shaker

Present at site visit/meeting

August 5, 1992

Rob Brough, Chairman
John Mokrycke
Jeff Sokol
Ivona Tanska-Stepien
Nina Chapple
Joy Dubbeld
Jean-Louis Rivard
Erika Shaker

GUESTS: Representatives of Trevor P. Garwood-Jones Inc., sub-contracting architects to C.C. Parker, engineering firm contracted for conversion of TH&B Station (36 Hughson Street East) to GO Station. The following people presented preliminary plans for the conversion:

Ross Hanham
Mary Jo Hind
Chris Gatt.

In addition, a representative from C.C. Parker was present:

D. McCann, Project Co-ordinator

Proposed Conversion of Former TH & B Station to New GO Transit Bus and Rail Station

A presentation on the TH & B/GO Station was made by representatives of Trevor P. Garwood-Jones Inc., after which the Research Sub-committee convened to the Planning Department Library to discuss their comments, as outlined below. These comments were further refined after a site visit to the station and a meeting on August 5, 1992.

It was explained that the project is expected to go to tender in April, 1993.

The following comments are in addition to those outlined in the Research Sub-committee meeting minutes of November 20, 1990 and the LACAC meeting minutes of November 26, 1990.

The architects making the presentation obliged observers at the meeting by remaining to answer questions after the departure of the Research Sub-committee.

The four major items in the preliminary design report were discussed:

- 1) proposed new exit stair
- 2) entrance canopy
- 3) interior stairway
- 4) opening up of second storey in the concourse.

1) **Proposed new exit stair**

Research Sub-committee members preferred the current proposal, a light metal clad staircase, over the original proposal of a masonry clad staircase.

It was observed that the rear exterior staircase should be a subservient modern feature of the original historic building. There was concern that the fenestration in the proposal did not respond to the divisions established on the building itself. It was felt that there was no need to raise the fenestration above the height of the staircase.

The choice of cladding was considered important, and the Research Sub-committee would like to review the choices when a list of alternative materials is established.

Opinion was divided as to whether the rounded shape of the exit stair was desirable.

2) **Canopy**

Canopy is a simple hung steel deck canopy.

The Sub-committee preferred the hung canopy of the current proposal, as opposed to the previous (1990) proposal, which was supported by columns. Of the two options of the current proposal, namely scalloped edge and single rounded edge, the general preference was for the former; although both were found acceptable. It was agreed that a canopy was desirable to provide adequate weather protection and the Sub-committee supported this solution.

It was commented that this is a positive urban design response.

Concern was expressed that weather protection provided by the canopy be adequate, particularly at James and John Streets, considering the lower grade at these junctures.

3) **Interior stairway**

The proposed stairway, to provide interior access to the second floor concourse, will be inserted into existing recesses/rooms.

The Sub-committee considered this a reasonable solution.

4) **Opening up of second level in the concourse:**

1) **restoration of light from south through second storey windows**

2) **restoration of second storey balcony area**

3) **creation of second storey mezzanine**

1&2) The Research Sub-committee strongly endorsed the proposed re-opening of the second storey windows to the south and the balcony to the north. Currently, the existing windows on the south side are temporarily covered; removal of the coverings would substantially increase natural light in the concourse. Removal of a partition between the balcony and adjoining hallway would increase the sense of spaciousness. It was agreed that both of these restorations will have a strong and positive impact on the quality of the interior space.

3) Research Sub-committee members questioned the viability and appropriateness of creating a second storey mezzanine, which would involve major new openings into the concourse below. A subsequent site visit to the station led the Sub-committee to conclude that as a group, it cannot consider whether this alteration should even be pursued until after the south windows and north balcony (1 & 2) are re-opened, as originally designed. At that point, the committee felt it would be in a much better position to make a judicious decision regarding further opening of the balcony. For the same reason, the Sub-committee may reconsider its support of the opening of second storey bays above the east and west entrances.

The Sub-committee supports the creation of a central opening on the south side of the concourse to provide passenger access to the bus area.

Other Issues

- **Limestone cladding:** a source of matching stone should be located
- **Original colour scheme, Interior:** paint analysis would determine original colours of interior
- **Platform canopy:** CP Rail has made a technical request for clearance to accommodate freight trains. The requested clearance would reduce the platform canopy along its length by two feet on either side; it was understood that the platform itself would not be reduced.

The Research Sub-committee questioned whether passengers on the platform would be endangered by passing freight trains unless they were standing under the proposed, narrower canopy. The weather protection would also be seriously diminished with the reduction of the canopy.

- **Bridges:** there was concern about the rebuilding of bridges over John and James Streets, particularly as bridges were designed and built as an extension of the station. Any alteration to bridges should be reviewed by LACAC.
- **New fire door exit:** it was suggested that a fire safety consultant be hired to ascertain whether a new fire door exit was necessary on the front facade
- **Concourse seating:** restoration of the original concourse seating is recommended
- **Enlargement of windows, north facade:** the Sub-committee was not in support of enlarging windows on the north facade (in front of former waiting area/proposed washroom)
- **Original Fixtures:** it was recommended that all original fixtures for lighting, intercom, etc. be retained
- **Main Entrance Canopy:** the original main entrance canopy should be restored
- **Signage:** the Sub-committee supported the Public Works architect's request to retain the original signage. Since additional signage would detract from the original simplicity of the design, signage should be kept to a minimum and conform with the style of the original signage.

Conclusion

The Research Sub-committee also looks forward to reviewing and working with the architects on the many smaller decisions on details which will be arising soon, such as lighting fixtures, wall finishes, etc.

The Sub-committee requested that staff notify the appropriate Regional Department regarding LACAC's interest in reviewing any plans for altering the bridges over James and John Streets.

Inventory of Buildings of Architectural and/or Historical Importance **Central and Beasley Neighbourhoods**

Erika Shaker and Jean-Louis Rivard, summer students, presented work to date on buildings which LACAC may wish to add to the Inventory.

JOINT PLAQUING SUB-COMMITTEE
TUESDAY, JULY 14, 1992
ROOM 233, CITY HALL - 2:30 P.M.

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MINUTES

1. The minutes from the meeting of 1992 May 6 were received and moved by Gordon Birk and seconded by Alderman McCulloch.
2. The wording for the Terryberry Plaque, which was initiated by the Hamilton Public Library, was discussed. It is hoped that the plaque can be unveiled during Library Week in October. It was moved by Brian Henley and seconded by Diane Dent that the wording for the plaque be approved and forwarded to LACAC and the Hamilton Historical Board for their approval. As the Board does not meet for another month, it was suggested by Alderman McCulloch that the text be mailed to members of the Board. If suggestions do not come forward by noon on Monday, July 20, 1992, it can be assumed that they are in agreement with the wording. The committee thanked Brian Henley for drafting the wording. Marilyn Havelka will follow-up and get price quotes for the plaque and forward to the library.
3. Discussion ensued on the installation of the John M. Gibson plaque. Dennis Missett will follow-up with the Downtown BIA to see if any events are scheduled for the fall. Marilyn Havelka will follow-up with the Royal Connaught Hotel concerning utilizing the lobby for a reception.
4. The committee suggested future commemorative plaques and it was moved by Alderman McCulloch and seconded by Gordon Birk that the James Street Incline would be the next project. LACAC were asked to make suggestions on designation plaques.
5. New Business - Dennis Missett referred to a letter that he received from Alderman Kiss suggesting that the committee consider plaquing the former Paddy Greens location in Westdale. The committee decided to add this to the list of plaques for future consideration.
6. It was moved by Brian Henley and seconded by Diane Dent that the meeting be adjourned.

The next meeting will be held at the call of the Chair.

1992 September

TEXT FOR WILLIAM TERRYBERRY PLAQUE

Approved by Hamilton Historical Board, August 7, 1992.

WILLIAM TERRYBERRY (1779-1847)

Since 1812, the name Terryberry has been associated with this section of Mohawk Road West. Having immigrated to the province of Upper Canada from the state of New Jersey, Terryberry purchased land along Concessions 6 and 7 in the Township of Barton.

Between 1791 and 1793, the Mohawk Road was a primary transportation route between the capital of Upper Canada at Newark (Niagara-on-the-Lake) and the thriving settlement at Ancaster. The road continued to provide an important link between Ancaster and the Niagara peninsula even after the capital of Upper Canada was removed to York (Toronto). In 1815, Terryberry took advantage of his farm's prime location along the road by constructing a two and one-half story frame structure for use as an inn.

The Terryberry Inn was a popular stage coach hotel for travellers along the Mohawk Road. It also served as a local community meeting place, being used for dances and other special gatherings. On May 4, 1816, the first public meeting of the voters of Gore District took place at the Terryberry Inn.

URBAN/MUNICIPAL

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J.J. SCHATZ
CITY CLERK



THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
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FAX: 546-2095

URBAN MUNICIPAL

OCT 16 1992

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

GOVERNMENT DOCUMENTS

Monday, 1992 October 19

12:00 o'clock noon

Room 219, City Hall

**Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee**

A G E N D A

ADOPTION OF MINUTES

1. Minutes of the meeting held 1992 September 14

BUSINESS ARISING FROM THE MINUTES

2. Ontario Heritage Act Review (no copy)

PRESENTATIONS

3. a) Dominion Public Building - Update on Plans for new Consolidated Court House - Selection of Architectural Engineering Firm (Gerald Doyle, Project Manager, Ministry of Government Services)
- b) Dominion Public Building (new Consolidated Court House) Designation Recommendation

4. Pier Park 4 - Relocation Rehabilitation of Gartshore-Thomson Building and other City Park Projects (Parks Division)
5. Centenary United Church - Update (no copy)

DIRECTOR OF LOCAL PLANNING

6. Hamilton Hebrew Academy (former Princess Elizabeth School), 235 Bowman Street
 - a) Community Heritage Trust Fund Loan
 - b) Heritage Easement Agreement
7. International Village B.I.A. - Appointment of LACAC member to attend Annual General Meeting

RESEARCH SUB-COMMITTEE

8. Buildings to be Demolished for Parking Lots
9. Addition to Inventory - Public Health Building, 1 Hunter Street East/74 Hughson Street South
10. Designated Property Plaques - Prioritized List

SUB-COMMITTEE REPORTS

11.
 - a) Research Sub-Committee - Minutes of Meeting held 1992 August 26
 - b) Joint Plaquing Sub-Committee (no copy)
 - c) Education Sub-Committee (no copy)

UPDATES (no copy)

12.
 - a) Tivoli Theatre
 - b) CN Station
 - c) Custom House
 - d) Bamberger House

13. **OTHER BUSINESS**

14. **ADJOURNMENT**

1. The first part of the report is a general introduction to the subject of the study.

2. The second part of the report is a detailed description of the methods used in the study.

3. The third part of the report is a presentation of the results of the study.

4. The fourth part of the report is a discussion of the results and their implications.

5. The fifth part of the report is a conclusion and a list of references.

6. The sixth part of the report is a list of appendices.

7. The seventh part of the report is a list of figures and tables.

8. The eighth part of the report is a list of abbreviations and symbols.

9. The ninth part of the report is a list of acknowledgments.

10. The tenth part of the report is a list of footnotes.

11. The eleventh part of the report is a list of references.

12. The twelfth part of the report is a list of appendices.

13. The thirteenth part of the report is a list of figures and tables.

14. The fourteenth part of the report is a list of abbreviations and symbols.

15. The fifteenth part of the report is a list of acknowledgments.

16. The sixteenth part of the report is a list of footnotes.

17. The seventeenth part of the report is a list of references.

Monday, 1992 September 14
12 o'clock noon
Room 233, City Hall

The Local Architectural Conservation Advisory Committee met.

There were present: Diane Dent, Chairperson
Reg Wheeler, Vice-Chairperson
Alderman William McCulloch
Brian Henley
John Mokrycke
Robert Rankin
Jane Rigby

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Regrets: Alderman Frank D'Amico
Robert Brough
Jeff Martin

Also present: Nina Chapple, Planning Department
Ann Gillespie, Planning Department
Joy Dubbeld, Planning Department
John Robinson, Building Department
Vladimir Matus, Planning Department
Janet Black, Chairperson, Education Sub-Committee
Mary Pocius, International Village BIA
Gerald Doyle, Project Manager, Ministry of Government Services
Jeff Sokol, Research Sub-Committee
Charlene Coutts, Secretary

1. ADOPTION OF MINUTES

The Committee was in receipt of the minutes of the Local Architectural Conservation Advisory Committee for its meeting held 1992 July 20 and these minutes were adopted as circulated.

2. BUSINESS ARISING FROM THE MINUTES

a) Joint CAPIC/Urban Design/LACAC Meeting

Committee Members were reminded that the Joint/CAPIC/Urban Design/LACAC Meeting to discuss issues currently being dealt with separately by the three Committees has been scheduled for Tuesday, 1992 September 15 at 2:00 o'clock p.m.

3. DOMINION PUBLIC BUILDING

Gerald Doyle, Project Manager, Ministry of Government Services, was in attendance to update the Committee on the conversion of the former Post Office Building located at 10 John Street South to the new consolidated Court House.

Mr. Doyle presented an overview of the Government's position respecting Court Houses generally, whereby Cabinet a year ago, gave approval for four new Court Houses in Brampton, Hamilton, Windsor and Cornwall. Mr. Doyle added that thirty-eight (38) proposals were received from firms interested in working on the Hamilton Court House project, and of the thirty-eight, 5 firms were short-listed and requested to submit a full detailed proposal. Mr. Doyle added that it is hoped that the Selection Team will select the firm to carry out this Project in the next two weeks.

Mr. Doyle added that Stage 1, Phase 1 for 10 John Street South, will include a major heritage study supporting the integrity issues expressed by L.A.C.A.C.; selective stripping of the building excluding heritage areas; exploratory demolition; removal of asbestos; design symmetrics, etc.

The Local Architectural Conservation
Advisory Committee

1992 September 14

Mr. Doyle suggested that he bring his Architect with him to the 1992 October 19 meeting of the Committee to better explain what the process will be in maintaining the historical character of this building.

Mr. Doyle stated that a good target date to open the new Court House would be the Fall of 1995, but added that a Project schedule would have to be fine tuned within the next year.

Diane Dent, Chairperson, questioned whether the Ministry of Government Services would be interested in proceeding with designation of 10 John Street South at the present time. Nina Chapple clarified that the possible designation of the building was brought up a year ago and the Committee agreed at that time, to wait until the Ministry of Government Services finalized its plans for the proposed Court House. Nina Chapple added that the Reasons for Designation had been prepared and agreed to bring the them to the next meeting for the Committee's information. Mr. Doyle agreed to discuss the possibility of designating this building at the next meeting.

In closing, Diane Dent thanked Mr. Doyle for his willingness to meet with the Committee to present an update on the conversion of the new consolidated Court House and Mr. Doyle stated that he will in fact attend the next meeting and would bring a summary of the criteria for selection in the call for tenders that dealt with the heritage components of this building.

The Secretary was also directed to invite the City Architect to attend the next meeting to bring him up-to-date on this issue.

4. INTERNATIONAL VILLAGE B.I.A. - FACADE IMPROVEMENT STUDY

Mary Pocius, International Village Business Improvement Area, appeared before the Committee and circulated a draft copy of the International Village Business Improvement Area's Facade Improvement Study as prepared by J. E. Berzins, Urban Design Consultants.

Mary Pocius added that the Draft Report will be sent to the International Village B.I.A.'s Board of Management in 1992 November 19 for review at its Annual General Meeting.

In conjunction with the restoration of this area, the Committee was advised that all buildings in the area have been researched for the purpose of preparing an historical walking tour. Mary Pocius added that LACAC will be approached with plaquing requests in connection with this undertaking. Nina Chapple clarified that the plaques are strictly for designated properties and it was suggested by Alderman McCulloch that a representative from the Joint Plaquing Sub-Committee and representatives from this Committee attend the International Village B. I. A. Annual General Meeting on 1992 November 19 to answer any questions respecting Designation and Designated Plaquing Guidelines.

Diane Dent questioned whether or not the International Village Business Improvement Area has contacted the Hamilton Heritage Foundation for funding and Mary Pocius stated that she has made initial contact with this organization. Diane Dent agreed to follow up on this and advised that she will deliver a copy of the Draft Report to the Hamilton Heritage Foundation with the B.I.A.'s request for \$2,500.00 in possible funding for their project.

John Robinson, Building Department, gave an overview of the Commercial Facade Improvement Program and advised that once this concept is approved, that the report be sent to the Planning and Development Committee for final approval which would assist the Building Department and put more onus on the owners of the buildings to conform with the plan.

1992 September 14

Diane Dent thanked Mary Pocius for her presentation and asked her to keep the Committee informed of her progress.

5. BAMBERGER HOUSE - 11 - 13 HOLMES AVENUE

The Committee was in receipt of a chronology of actions to date with respect to this property as prepared by the Planning Department and a letter dated 1992 September 1 from the West Hamilton Heritage Society advising that their Society is prepared to solicit funding from its membership and other sources to assist in defraying the cost of moving the building to a new site.

Ann Gillespie, Planning Department, advised Committee Members that she has attended meetings of the West Hamilton Heritage Society and reported that the Society is very anxious to see this building moved to the Westfield Heritage Centre and restored. Ann Gillespie added that the Society would be looking to fundraise to cover the costs of this expenditure as soon as a letter is received from the owner clearly spelling out that the building is being donated to the City.

Committee Members were advised that the Historic Sites Advisory Committee will review this matter at their meeting next week and will subsequently be reviewed by the Hamilton Wentworth Conservation Authority.

After some discussion, the Committee agreed to put this item on the 1992 October meeting agenda with a request that staff present a status report on this project at that time.

Further to the above, the Committee approved to the following:

That a letter be sent to the West Hamilton Heritage Society outlining the steps that the Local Architectural Conservation Advisory Committee is taking respecting the preservation and relocation of this building.

DIRECTOR OF LOCAL PLANNING

6. HERITAGE FUNDING APPLICATIONS

a) 51 Herkimer Street

The Committee was in receipt of a report dated 1992 September 4 from the Director of Local Planning respecting the above-noted matter. The Committee approved the following recommendation:

That the accompanying list of eligible projects attached hereto and marked as Appendix "A" be approved for the designated property at 51 Herkimer Street to serve as a basis for future conservation/restoration work to be undertaken with the assistance of heritage funding.

b) 111 Charles Street

The Committee was in receipt of a report dated 1992 September 4 from the Director of Local Planning respecting the above-noted matter. The Committee approved the following recommendation:

That the accompanying list of eligible projects attached hereto and marked as Appendix "B" be approved for the designated property at

111 Charles Street to serve as a basis for future conservation/
restoration work to be undertaken with the assistance of heritage
funding.

Committee Members were reminded that heritage funding may not be available from
the Province given recent budget cutbacks.

7. RESEARCH SUB-COMMITTEE

T. H. & B. Station - Comments on Plans for Conversion to GO Station/Bus Depot

The Committee was in receipt of a report dated 1992 September 4 from the
Chairperson of the Research Sub-Committee respecting the proposed conversion of
the former TH&B Station to the new Go Transit Bus and Rail Station.

Committee Members were advised that representatives from Trevor P. Garwood-
Jones Inc., Sub-Contracting Architects to the Engineering Firm C. C. Parker,
presented preliminary plans for the conversion of the TH&B Station to the Research
Sub-Committee at its meeting held 1992 July 29 and a number of comments on the
proposed plans were made. The Committee agreed to receive these comments as
contained in the 1992 September 4 report.

After some discussion, the Committee amended the staff recommendation and
approved the following:

That LACAC approve the actions of the Research Sub-Committee on
the preliminary plans for the proposed conversion of the former
TH&B Station to the new Go Transit Bus and Rail Station.

8. ADDITIONS TO INVENTORY

a) Stelco Office Building, 242 Queen Street North

The Committee was in receipt of a report dated 1992 September 4 from the
Chairperson of the Research Sub-Committee respecting the above-noted matter. The
Committee approved the following recommendation:

That the Stelco office building at 242 Queen Street North be
added to the City's Inventory of Buildings of Architectural/and
or Historical Interest.

b) 30 Undermount Avenue

The Committee was in receipt of a report dated 1992 September 4 from the
Chairperson of the Research Sub-Committee respecting the above-noted matter. The
Committee approved the following recommendation:

That the property at 30 Undermount Avenue be added to the
City's Inventory of Buildings of Architectural and/or Historical
Interest.

Committee Members were advised that the Research Sub-Committee agreed that the
house at 30 Undermount Avenue was worthy of listing on the Inventory but that it
did not have sufficient architectural/historical value to merit individual designation.

1992 September 14

Nina Chapple did, however, state that a letter could be sent to the neighbours in the area respecting the possibility of becoming a Heritage District and the Committee approved the following recommendation:

That a letter be sent to the owner of 30 Undermount Avenue advising that the building is going to be listed on the City's Inventory of Buildings of Architectural and/or Historical Interest and also provide information on how the area can become a Heritage District.

c) Central and Beasley Neighbourhoods

The Committee was in receipt of a report dated 1992 September 4 from the Chairperson of the Research Sub-Committee respecting the above-noted matter.

The Committee approved the following recommendation:

That the following buildings in the Central Neighbourhood be added to the City's Inventory of Buildings of Architectural and/or Historical Interest:

Hess Street North: 116; 126; 128; 138 - 146; 182; 184; 188 - 194; 196.

McNeil Street: 1 - 11; 2 - 12.

Queen Street North: 126 - 134; 136 - 142; 160 - 182; 198; 242.

9. ONTARIO HERITAGE ACT REVIEW SUB-COMMITTEE

Comments on the Draft Report of the Minister's Committee on New Heritage Legislation dated 1992 June 17.

The Committee was in receipt of a report dated 1992 September 4 from the Chairperson of the Ontario Heritage Act Review Sub-Committee respecting the above-noted matter.

Nina Chapple, Planning Department, presented a Summary of Comments respecting the Draft Report as prepared for LACAC and Members of City Council by the Local Planning Branch, Planning Department on 1992 July 31.

Nina Chapple touched on a few of the major changes to the Act which include major streamlining and strengthening of the heritage designation process. Some of the changes include giving Council the right to deny the demolition of designated buildings (at present there is only a 180-day delay of demolition); the possibility of listing heritage places in nature areas, vistas, corridors, etc.; including Provincial designation; requirements to produce heritage conservation policies; grading of heritage properties which will determine the amount of heritage funding received; and, including movable heritage.

After considerable discussion, the Committee approved the following recommendation:

- a) That the general proposals put forward by the Minister's Advisory Committee on New Heritage Legislation be strongly supported, particularly in respect to the strengthening and streamlining of the designation process for heritage properties under the Ontario Heritage Act;

- b) That the two new proposals for the designation process, specifically the priority rating (suggested wording instead of grading requirement) for heritage properties and the possibility of compensation to be paid to the owner of a designated property under special conditions not be supported;
- c) That the proposed recommendations respecting the expansion of the legislative mandate to include movable heritage, intangible heritage, and heritage facilities, be referred to the appropriate municipal Departments and Committees, such as the Hamilton Historical Board, the Department of Culture and Recreation, the Hamilton Public Library, the Hamilton Art Gallery, etc. for comment;
- d) That the additional incentives for heritage conservation found in the Ministry's previous review in 1990 entitled "Proposals for Legislation", be supported in the present proposal;
- e) That the Minister's Advisory Committee on New Heritage Legislation be advised of LACAC's request to have an opportunity to comment further on the policy before it is submitted for final approval; and, when available, on the draft Regulations which will be crucial to the successful implementation of the new heritage legislation; and,
- f) That a letter be sent to the Minister's Advisory Committee on New Heritage Legislation advising them of the aforementioned recommendations with a copy being sent to the Association of Municipalities of Ontario.

Committee Members requested clarification on what would be deemed as "movable heritage" and Nina Chapple agreed to provide clarification on this matter at the next meeting.

10. **SUB-COMMITTEE REPORTS**

The Committee was in receipt of the minutes of the Research Sub-Committee for its meeting held 1992 July 29 and from the Joint Plaquing Sub-Committee for its meeting held 1992 July 14 and these minutes were received as circulated.

Nina Chapple asked the Committee for some direction in taking the work done by the 1992 Summer Student to the Research Sub-Committee and the Education Sub-Committee and the Committee agreed to refer the same to these two Sub-Committees with a request that a full report be presented at a subsequent meeting of the full Committee.

11. **OTHER BUSINESS**

a) **St. Mark's Anglican Church Action Committee**

Committee Members were reminded that the next meeting of the St. Mark's Anglican Church Action Committee will be held on 1992 September 25 at 9:00 a.m. and the Secretary was directed to send notices to the appropriate Committee Members.

**The Local Architectural Conservation
Advisory Committee**

1992 September 14

12. **ADJOURNMENT**

There being no further business, the meeting then adjourned.

Taken as read and approved

**Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee**

Charlene J. Coutts, Secretary

The following is a list of the articles in this issue, arranged in the order in which they appear in the journal. The titles of the articles are given in full, and the names of the authors are given in full, except in the case of the articles in the "Original Communications" section, in which the names of the authors are given in abbreviated form.

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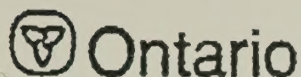
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SEP 17 '92 14:38

FROM COMM SERV 327 2817



Ministry of
Government
Services

Communications
Services
Branch

News release

3a

September 17, 1992

NEW COURTHOUSE FOR HAMILTON

HAMILTON -- Hamilton is one important step closer to a new courthouse. Through a province-wide competition for Ontario architectural and engineering firms, NORR Partnership Limited Architects Engineers has been selected to design the new consolidated courthouse in Hamilton.

The announcement was made today by Hamilton Centre MPP David Christopherson on behalf of Government Services Minister Fred Wilson and Attorney General Howard Hampton.

"Architects from across the province responded to our original advertisements," said Mr. Wilson. "We narrowed the responses down to five finalists, some of the best architects in Ontario, and made the final selection, based on their comprehensive submission for the Hamilton courthouse."

Work will start immediately on the courthouse design and it is anticipated that construction will start in mid-1993, which will "contribute to economic renewal and job creation in this community," said Mr. Wilson.

"During these tough economic times, I am very pleased to see this important project moving ahead," said Mr. Hampton. "This project is key to meeting our long-term goals for providing quality services in a convenient manner."

"Selecting the architectural and engineering consultants brings us that much closer to realizing this important project," said Mr. Christopherson in whose riding the new consolidated courthouse will be built.

....more....

-2-

The new facility, with up to 18 courtrooms, will consolidate the Provincial Division and General Division courts, Crown Attorney's Office and associated court administration functions in the former Dominion Public Building at 10 John Street South, after a major renovation of this local landmark.

-30-

(Version française disponible) .

For more information, contact:

Gerald Doyle
Project Management Branch
Ministry of Government Services
(416) 326-4881

Rosemary Hnatiuk
Communications Assistant
Minister's Office
Ministry of the Attorney General
(416) 326-4423

Christine Beachey
Communications Branch
Ministry of the Attorney General
(416) 326-2200

CITY OF HAMILTON

- RECOMMENDATION -

3b

DATE: 9 October 1992

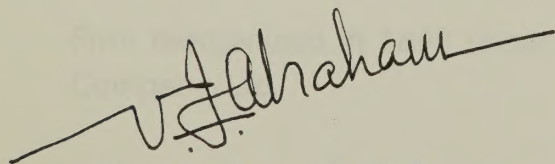
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

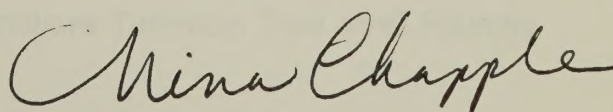
SUBJECT: Designation Recommendation -
Dominion Public Building (new Consolidated Courthouse),
10 John Street South

RECOMMENDATION:

- a) That City Council give approval to the "Intent to Designate" the Dominion Public Building (future Consolidated Courthouse) at 10 John Street South as a property of historical and architectural value, pursuant to the provisions of the Ontario Heritage Act, 1983.
- b) That the City Solicitor be authorized as directed to take appropriate action to have this property designated pursuant to the provisions of the Ontario Heritage Act, 1983.



V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. LACAC gave preliminary approval of the "Intent to Designate" the Dominion Public Building (former Main Post Office) at its meeting held 1988 September 20. However, it was felt at this time that the designation recommendation should be tabled until Canada Post Corporation had definite plans for the sale of the building.
2. Project manager, Gerald Doyle, was advised in a letter sent November 18, 1991 that LACAC intended to recommend the building for designation under the Ontario Heritage Act. It was recognized that, in the case of a building owned by the Province, the regulations of the Ontario Heritage Act do not currently apply; however, designation under this act is the only means by which a municipality can formally establish a building's architectural and historical significance. There has already been a precedent set in this regard with the Unified Family Court building (former Hamilton Public Library) which was designated during the process of conversion in 1987.
3. Reasons for Designation available at meeting.

GARTSHORE-THOMSON BUILDING

Pier 4 Park

4

Location and Status: May 1992

This one-storey brick office building, occupied most recently by Philip Environmental Inc., has been donated to the City of Hamilton and relocated from its original site at the south-west corner of Queen and Stuart Streets to Pier 4 Park. The structure will be restored and renovated as a public facility for the park. The Hamilton Bay Sailing Club will use the new basement and the main floor will accommodate public washrooms and provide space for public meetings, etc.

Design and Construction

One-storey brick building with a projecting gabled entrance bay; noteworthy features include the tall sash windows with segmental arches and stone lintels, the round-arched front doorway framed by a semi-circular brick arch and pilasters, the gable ornamentation and bracketted eaves, and the simulated corner quoins.

Date of construction: as yet unknown; probably the 1870s.

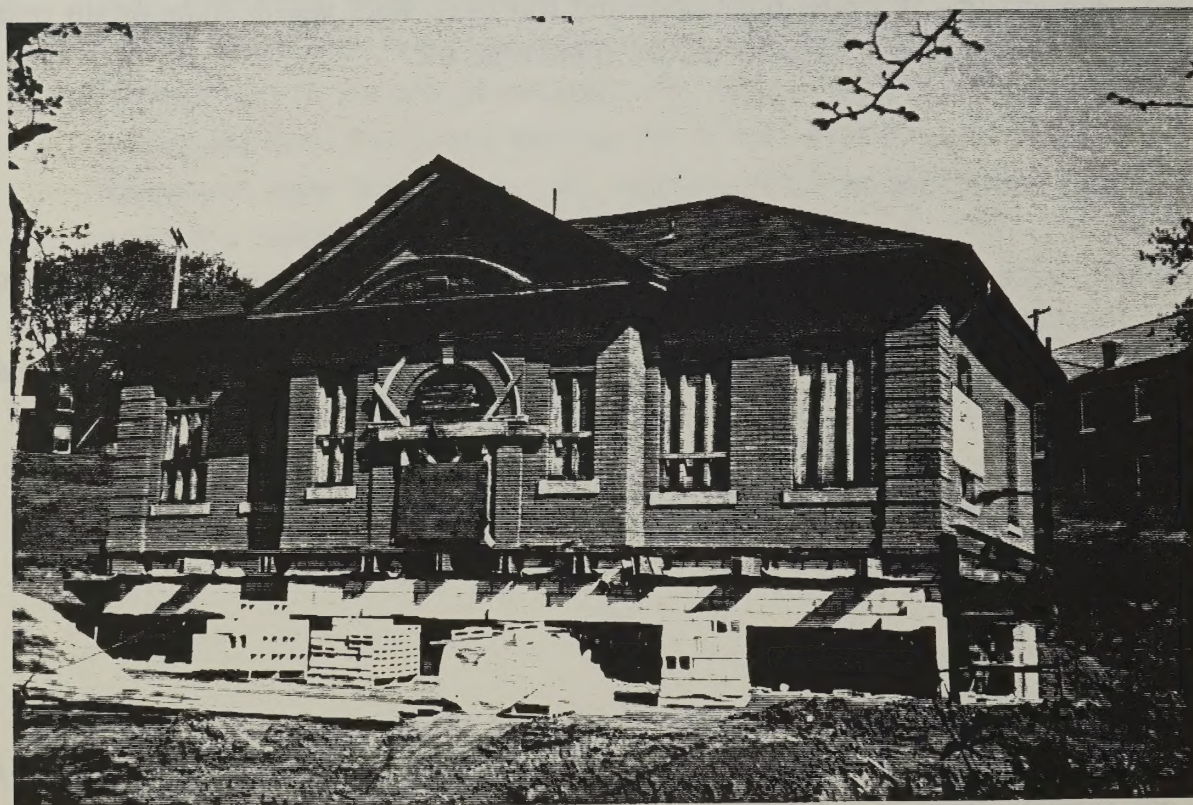
History

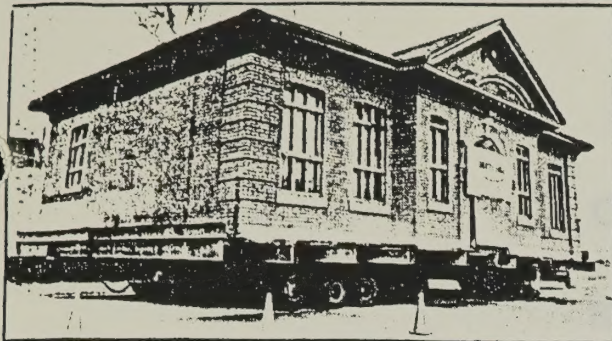
Built as offices for Canada Iron Foundry and Pipe Works, established in 1870 by Alexander Gartshore and Thomas Cowie, the first Ontario firm to cast iron pipes for carrying water, sewage, and gas.

After Cowie retired in 1879, name of firm was changed to the Canada Pipe Foundry.

Firm reorganized in 1896 under the name Gartshore-Thomson Pipe and Foundry Company Ltd.

Firm retained its prominence through the early twentieth century as the first and largest supplier of cast iron pipe, specializing in water pipes and waterworks supplies (firm supplied the leading waterworks systems of Canada with their water mains and all other waterworks castings). Claimed in 1933 that Gartshore-Thomson was the only plant in Canada manufacturing "Sand-Spun" cast-iron pipe, which was formed centrifugally in sand-lined moulds (thereby ensuring an absolutely even wall thickness and greater strength).





Ron Pozzer, The Spectator

19th-Century former ironworks office gets a waterfront home.

Taking back the bayfront

Shovels dig in as projects make harbor a people place

By JAMES ELLIOTT
The Spectator

AFTER DECADES of neglect and abuse, northwest Hamilton neighborhoods bordering the bay find themselves in unfamiliar circumstances this spring — serious money is being spent to improve the quality of life.

Three major public projects — worth a total of \$19 million — could go a long way towards returning the waterfront to the people and the people to the waterfront.

By this time next summer, the city will have added the equivalent of another Gage Park to its recreation space and significantly improved the quality of the water beside it.

Farthest along in development is Pier 4 Park, a \$2.2-million partnership between the city and the

per cent lower than erecting a comparable modern structure.

Early in July, the tugboat Bayport will be installed as part of a dry-land, creative, play structure.

Moving southwest along the shore from the Gartshore building, a giant, canyon-sized hole is taking shape along what used to be part of Simcoe Street as the first stage of a \$9.3-million project to improve water quality in the bay.

The province's share is \$2.1 million, the region provides the rest.

A concrete tank nearly the size of a football field and 2½ storeys deep is being built to collect overflow from both sanitary and storm sewers that now enters the bay after heavy rains.

Treatment plant

The runoff will be stored in the tank and then pumped to the Woodward Avenue treatment plant.

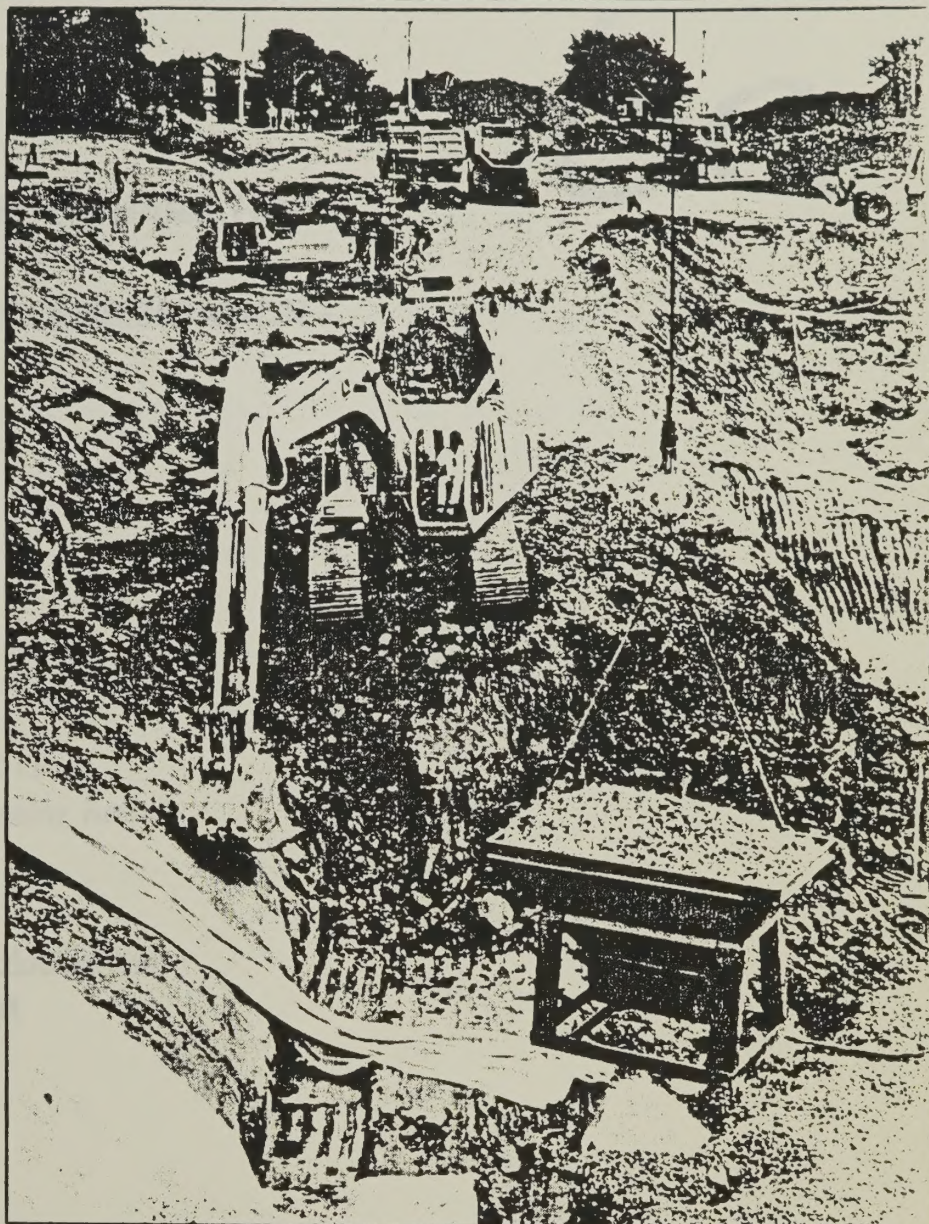
When the tank is complete, the top will be terraced, landscaped and turned into a 650-car parking lot for Pier 4 park.

The third major rehabilitation project involves removal of 19,000 tonnes (21,000 tons) of contaminated soil from the 28-hectare (69-acre) landfill that juts out into the bay just southwest of the storage tank work.

Philip Environmental Inc., which donated the Gartshore building to the city, has the \$4.3-million contract to remove the contaminants and then cap the entire property with a half-metre (19 inches) of clay.

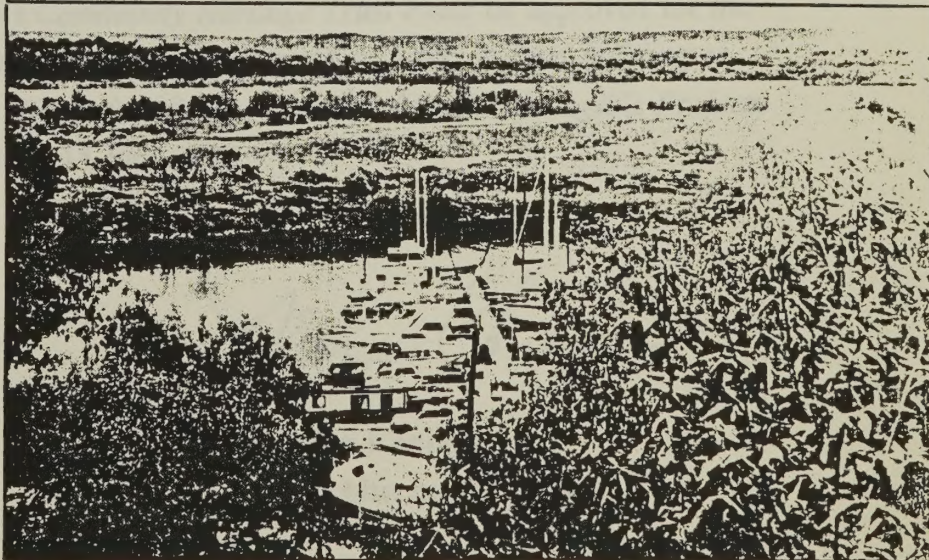
The capping, designed to keep rain water from percolating through the contaminated soil to the bay, is expected to be completed by September and will become a passive park.

Money for the project will come from a \$7.5-million grant from the provincial Ministry of the Environment. The remainder will be used to build a new shoreline around the property to encourage the return of fish and wildlife and to bring in underground hydro, water and sewer services.



Photos by Paul Hourigan, The Spectator

Digging goes on for a giant tank to take sewer overflow, all part of a plan to improve harbor water quality



Boats belie the excavation work required to remove tons of contaminated soil from landfill at the bay.

WHAT: Cleanup information session
WHERE: City hall
WHEN: 7 p.m.

Ontario Ministry of Tourism, rapidly taking shape beside the Leander Boat Club.

The most visible change involves the transplanting of a 19th-century building that was once headquarters of one of the area's best-known foundries.

Residents did double takes last month as the red-brick building inched its way on a day-long journey to the park from its original site on Stuart Street.

Guided by a small army of engineers, police and utility workers, the journey covered a mile and cost \$100,000. Set on a new foundation and totally refurbished, the building that began life as the Gartshore Iron Works' office will now provide washrooms and meeting space.

The cost, including the move and restoration, is \$384,000, which city officials estimate is about 8



6a

CITY OF HAMILTON

- RECOMMENDATION -

DATE: 9 October 1992

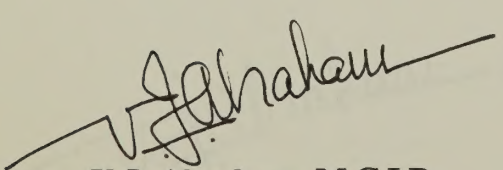
REPORT TO: Charlene Coutts
LACAC Secretary

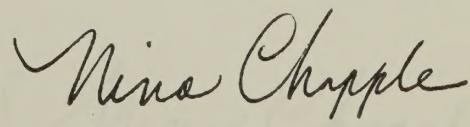
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Heritage Funding Application -
235 Bowman Street

RECOMMENDATION:

That a loan of \$50,000 from the City's *Community Heritage Trust Fund* be approved for the Hamilton Hebrew Academy to undertake conservation/restoration work on their building at 235 Bowman Street (former Princess Elizabeth School), based on the *List of Eligible Projects* approved by LACAC at its meeting held 15 June 1992.


V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. Any loan exceeding \$20,000 requires special approval from LACAC and the Planning and Development Committee. In addition, the owner (Hamilton Hebrew Academy) will be required to sign a heritage easement (pre-requisite for loans exceeding \$15,000).
2. Status report on the Community Heritage Trust Fund available at meeting.

CITY OF HAMILTON

6b

- RECOMMENDATION -

DATE: 9 October 1992

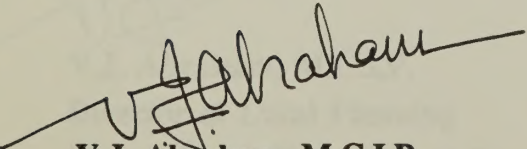
REPORT TO: Charlene Coutts
LACAC Secretary

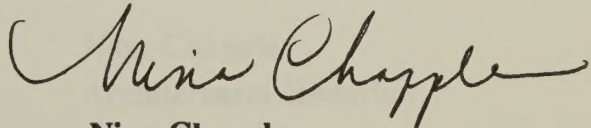
FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Heritage Easement Agreement -
235 Bowman Street

RECOMMENDATION:

- a. That approval be given by by-law for the City to enter into a Heritage Easement Agreement with the *Hamilton Hebrew Academy* under Part IV, Section 37 of the Ontario Heritage Act; and
- b. That the City Solicitor be authorized and directed to take appropriate action to have this Heritage Easement implemented, pursuant to the provisions of the Ontario Heritage Act, 1983.


V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department


Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

1. The Hamilton Hebrew Academy has applied for a \$50,000 loan from the City's Community Heritage Fund (see previous recommendation). A pre-requisite for any loan of \$15,000 or more is that the City enter into a Heritage Easement Agreement with the property owner.
2. A Heritage Easement Agreement is a legal document, registered on title, which insures that the building will not be demolished and that any changes to specified heritage features be approved by the public body with which the agreement is made (in this case, the Corporation of the City of Hamilton).

CITY OF HAMILTON

- RECOMMENDATION -

7

DATE: 9 October 1992

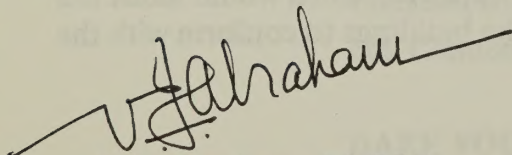
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

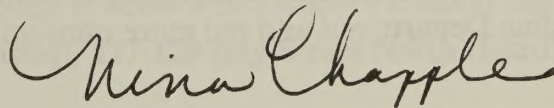
SUBJECT: International Village B.I.A. Annual General Meeting -
Appointment of LACAC Representative to Attend

RECOMMENDATION:

That a representative of LACAC be appointed to attend the International B.I.A.'s Annual General Meeting, 19 November 1992, as discussed at the last LACAC meeting following the presentation given by Mary Pocius on the International Village B.I.A. Facade Improvement Study (Draft Report by J.E. Berzins, Urban Design Consultants).



V.J. Abraham, M.C.I.P.
Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

(Excerpt from minutes of September 14 LACAC meeting, item #4)

4. INTERNATIONAL VILLAGE B.I.A. - FACADE IMPROVEMENT STUDY

Mary Pocius, International Village Business Improvement Area appeared before the Committee and circulated a draft copy of the International Village Business Improvement Area's Facade Improvement Study as prepared by J. E. Berzins, Urban Design Consultants.

Mary Pocius added that the Draft Report will be sent to the International Village B.I.A.'s Board of Management in 1992 November 19 for review at its Annual General Meeting.

In conjunction with the restoration of this area, the Committee was advised that all buildings in the area have been researched for the purpose of preparing an historical walking tour. Mary Pocius added that LACAC will be approached with plaquing requests in connection with this undertaking. Nina Chapple clarified that the plaques are strictly for designated properties and it was suggested by Alderman McCulloch that a representative from the Joint Plaquing Sub-Committee and representatives from this Committee attend the International Village B. I. A. Annual General Meeting on 1992 November 19 to answer any questions respecting Designation and Designated Plaquing Guidelines.

Diane Dent questioned whether or not the International Village Business Improvement Area has contacted the Hamilton Heritage Foundation for funding and Mary Pocius stated that she has made initial contact with this organization. Diane Dent agreed to follow up on this and advised that she will deliver copy of the Draft Report to the Hamilton Heritage Foundation with the B.I.A.'s request for \$2,500.00 in possible funding for their project.

John Robinson, Building Department, gave an overview of the Commercial Facade Improvement Program and advised that once this concept is approved, that the report be sent to the Planning and Development Committee for final approval which would assist the Building Department and put more onus on the owners of the buildings to conform with the plan.

L A C A C

8

LOCAL ARCHITECTURAL CONSERVATION ADVISORY CO

FOR DISCUSSION

DATE: 9 October 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: Buildings to be Demolished for Parking Lots

1. Demolition Permit Applications were recently received and issued by the Building Department for the following properties:

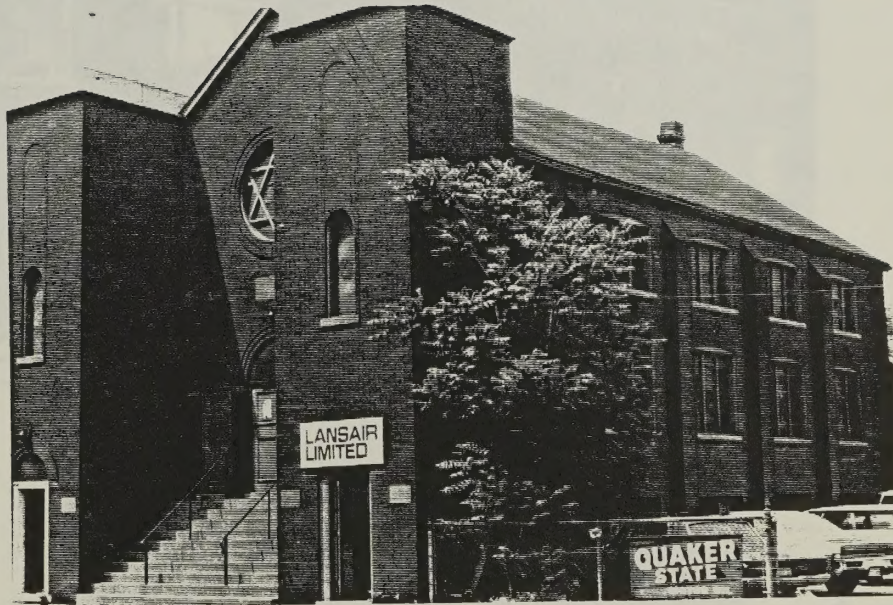
ADAS ISRAEL SYNAGOGUE, 122 Cannon Street West (not listed)
Commercial/residential buildings at north-west corner of Cannon and Bay:
126 Cannon Street West (listed); **127-129 Bay Street North** (listed)

DARE FOODS FACTORY (built in 1888-9 for the McPherson Shoe Company), **79 John Street South/ 84 Jackson Street East** (listed)

2. Heritage Planning were recently advised that applications to demolish these properties (all *listed* on the Inventory except the synagogue) had been received. Only the application to demolish the building at 127-129 Bay Street North, however, required approval by the Planning and Development Committee (approved October 7) because of its residential component - apartments on the second floor.
3. All of the above buildings are to be demolished for parking lots:
 - (1) the site occupied by the buildings at the north-west corner of Bay Street North and Cannon Street West; and
 - (2) the site of the factory building at the south-east corner of John Street South and Jackson Street East.
4. In order to guard against the demolition of designated buildings for parking lots, some municipalities (notably the City of Toronto and the City of London) have passed by-laws extending demolition control to *designated* commercial/ industrial buildings. The City of Hamilton's Demolition Control By-law currently applies only to residential buildings (including buildings serving a combined residential/ commercial use).
5. Photographs of above buildings and list of vacant heritage buildings attached. Additional information available at meeting.

ADAS ISRAEL SYNAGOGUE

122 Cannon Street West



Opened in 1930; early 1970s photograph.

126 Cannon Street West



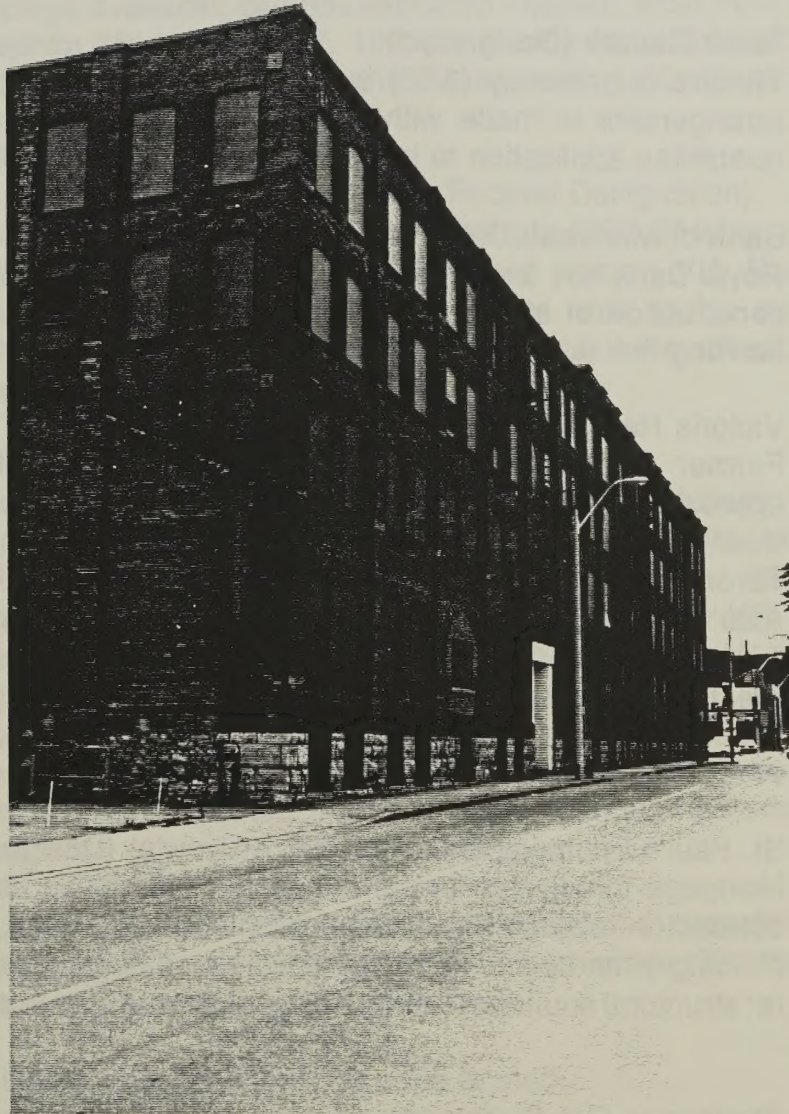
127-129 Bay Street North



DARE FOODS FACTORY

(originally the McPherson Shoe Factory)

79 John Street South/ 84 Jackson Street East



Current view looking west on Jackson Street.

List of Heritage Buildings--
presently vacant and in need of a new use,
or for sale,
or potentially of interest as a public building.

A. Vacant Heritage Buildings

1. Tivoli Theatre (Designated)
Theatre is presently (2/92) but expected to be vacant as of 3/92 unless arrangement is made with Evelyn Group; decision re: \$ 100,000. loan guarantee application to be decided at F. & A. on Feb. 20, 1992.
2. Bank of Montreal (Designated; Heritage Easement)
Royal Bank has 3-year lease (1991-93?) to use as interim location during construction of a new banking tower--currently only basement is in use; banking hall is unoccupied at this point so that building appears vacant.
3. Victoria Hall, 68 King St. East (Designated)
Former Foster Building (including # 66 King St. East)--vacant for approximately 6-8 years, some deterioration has occurred; located directly west of the Post Office facing on to Gore Park. Contact: Dr. Lisa Grail, Toronto, owner.
Also 66 King St. East next door is vacant. (Listed but not designated)
4. Westinghouse Headquarters, 286 Sanford Ave. No., (Designated)
Proposal for conversion of housing denied by O.M.B.; currently vacant(?) other uses are being explored.
5. St. Paul's Ecumenical Church (St. Andrew's) (Designated)
Mortgage foreclosed--owner looking for alternative use, possibly housing. contractor representing owner has inquired about demolishing part of building (rear, behind facade); H.H. is requesting owner for a technical audit re: structural soundness before considering possible use as housing project.
6. Strathcona Fire Station (de-designated)
Windows broken--open to vandalism. Owners(Greek community) considering move to a new location.
7. St. Mary's Roman Catholic Rectory (Listed)
Vacated recently but present status unknown.

8. T.H.& B. Station (Listed, Federal Designation)
Vacant but will be re-cycled as the new GO-Service Station; occupancy has been estimated for late 1993 to 1994; restoration and conversion will proceed after ownership transferred from C.P. Rail and the Environmental Assessment completed.
9. Hamilton Beach Lighthouse and Lightkeeper's home (Listed, Federal "Classified")
Federal Government (Public Works) is in the process of making the buildings available; city has indicated interest; letter from Public Works (Stephen Morse, Nov. 27, 1991) is asking for proposals of use (through lease or licence, rather than purchase) LACAC to appoint Action Committee.
10. CN Station, James North (Listed, Federal Designation)
Building occupied by GO-Service until late 1993-94 when move to T.H.& B. Station is anticipated. Building became vacant VIA Rail moved to the Aldershot Station in Spring 1992. Site visit to be organized. Citizen Committee members have been contacted but the schedule for committee meetings is being prepared.
11. St. Mark's Anglican Church (Listed)
Currently vacant and slated for partial demolition. Housing project has been approved by the O.M.B. for this site which includes the retention of a portion of the original church; allocation from the Province was denied; Chairman of the St. Mark's Committee (Peter Hill) is in the process of contacting the Archbishop about future use of St. Mark's.
12. Lister Block (Listed on LACAC Landmarks List)
Lister Block has been vacant for a number of years; in the past owners have been approached re: designation but none has supported it. Future uncertain.
13. 79 John St and 84 Jackson St. Dare Bldg. (Listed) demolition permit applied for; proposed use is parking lot. P & D Committee directed staff to prepare report on alternative uses.
14. 73 Garfield St. Garfield Exchange. (Listed)
Proposed use conversion to commercial.
15. 122 Cannon St. West. Adas Israel Synagogue. (Not Listed)
Demolition permit received and is expected to be issued immediately.
16. Buntin Gillies Bldg., John St. partially vacant

B. Designated Buildings--Currently for Sale

1. Rock Castle
2. Victoria Hall, 68 King St. East (also 66 King St. East--not designated)
3. St. Paul's Ecumenical Church

C. Designated/Listed Buildings--of interest to municipal/provincial/or federal government; (Heritage Planning staff serve as coordinators at municipal level)

1. Tivoli Theatre (Designated)
2. Lighthouse and Lightkeeper's home (classified as a "Recognized" federal heritage building)
3. CN Station (Designated at federal level)

List of Heritage Buildings--
presently vacant and in need of a new use,
or for sale,
or potentially of interest as a public building.

A. Vacant Heritage Buildings

1. Tivoli Theatre (Designated)
Theatre is presently (2/92) but expected to be vacant as of 3/92 unless arrangement is made with Evelyn Group; decision re: \$ 100,000. loan guarantee application to be decided at F. & A. on Feb. 20, 1992.
2. Bank of Montreal (Designated; Heritage Easement)
Royal Bank has 3-year lease (1991-93?) to use as interim location during construction of a new banking tower--currently only basement is in use; banking hall is unoccupied at this point so that building appears vacant.
3. Victoria Hall, 68 King St. East (Designated)
Former Foster Building (including # 66 King St. East)--vacant for approximately 6-8 years, some deterioration has occurred; located directly

west of the Post Office facing on to Gore Park. Contact: Dr. Lisa Grail, Toronto, owner.

Also 66 King St. East next door is vacant. (Listed but not designated)

4. Westinghouse Headquarters, 286 Sanford Ave. No., (Designated)
Proposal for conversion of housing denied by O.M.B.; currently vacant(?) other uses are being explored.
5. St. Paul's Ecumenical Church (St. Andrew's) (Designated)
Mortgage foreclosed--owner looking for alternative use, possibly housing. contractor representing owner has inquired about demolishing part of building (rear, behind facade); H.H. is requesting owner for a technical audit re: structural soundness before considering possible use as housing project.
6. Strathcona Fire Station (de-designated)
Windows broken--open to vandalism. Owners(Greek community) considering move to a new location.
7. St. Mary's Roman Catholic Rectory (Listed)
Vacated recently but present status unknown.
8. T.H.& B. Station (Listed, Federal Designation)
Vacant but will be re-cycled as the new GO-Service Station; occupancy has been estimated for late 1993 to 1994; restoration and conversion will proceed after ownership transferred from C.P. Rail and the Environmental Assessment completed.
9. Hamilton Beach Lighthouse and Lightkeeper's home (Listed, Federal "Classified")
Federal Government (Public Works) is in the process of making the buildings available; city has indicated interest; letter from Public Works (Stephen Morse, Nov. 27, 1991) is asking for proposals of use (through lease or licence, rather than purchase) LACAC to appoint Action Committee.
10. CN Station, James North (Listed, Federal Designation)
Building occupied by GO-Service until late 1993-94 when move to T.H.& B. Station is anticipated. Building becoae vacant VIA Rail moved to the Aldershot Station in Spring 1992. Site visit to be organized. Citizen Committee members have been contacted but the schedule for committee meetings is being prepared.
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Currently vacant and slated for partial demolition. Housing project has been approved by the O.M.B. for this site which includes the retention of a portion of the original church; allocation from the Province was denied; Chairman of the St. Mark's Committee (Peter Hill) is in the process of contacting the Archbishop about future use of St. Mark's.

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3. CN Station (Designated at federal level)

L A C A C

9

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 9 October 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: Addition to Inventory -
Health Department Building
1 Hunter Street East/ 74 Hughson Street South

RECOMMENDATION:

- a. That the City-owned *Health Department Building* at 1 Hunter Street East/ 74 Hughson Street South be added to the City's Inventory of Buildings of Architectural and/or Historical Interest.
- b. That, given the urgency of the situation, staff be requested to give priority to researching this building.

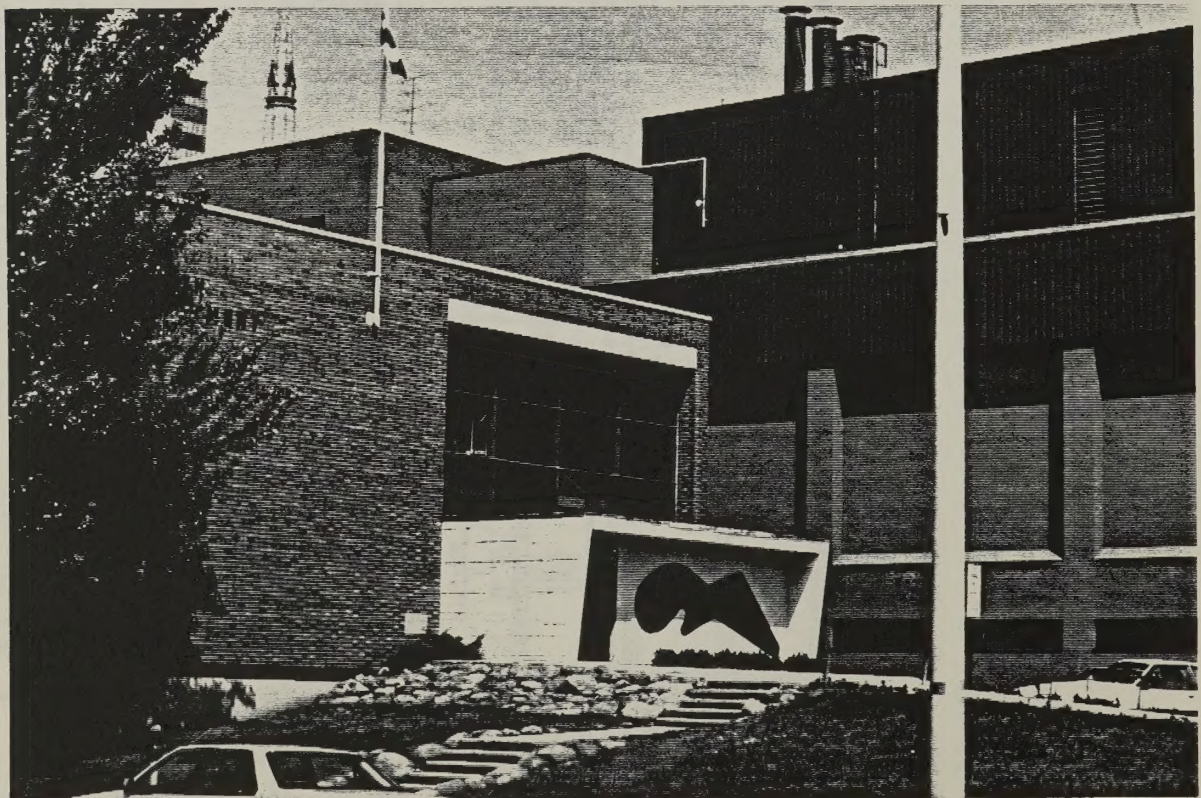
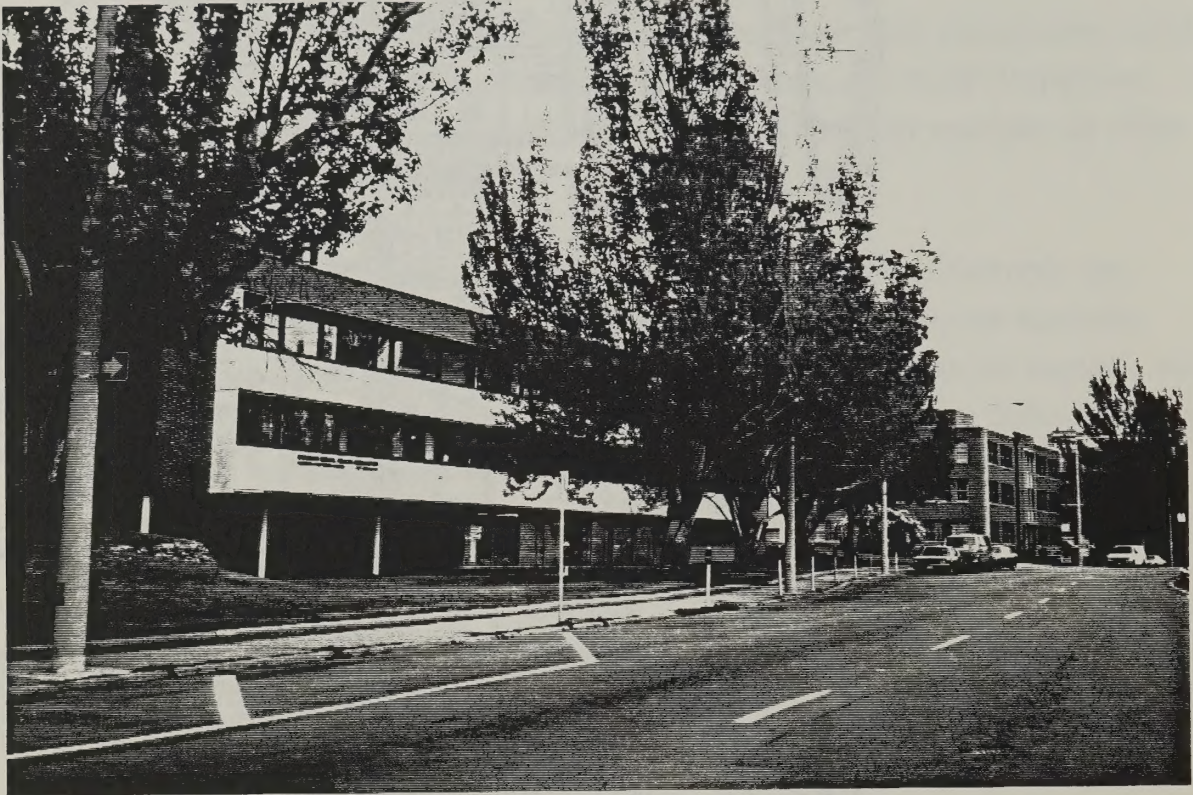
BACKGROUND:

1. Designed by City architect Stanley Roscoe, this three-story brick and concrete building was erected in 1953-4 to accommodate the Health Centre and Health Department. It has been suggested that the building represents one of the better examples of 1950s public architecture in Hamilton.
2. Heritage Planning staff were advised by CAPIC that the Parking Authority was planning to demolish this building, which is presently occupied by the Hamilton-Wentworth Branch of the Canadian Mental Health Association and the Region's Social Services Department. In response to CAPIC's request, the Research Sub-committee evaluated the building and agreed that it was worthy of *listing*.
3. Map and photographs attached.

HEALTH DEPARTMENT BUILDING

1 Hunter Street East/ 74 Hughson Street South

JULY 1992



L A C A C

10

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 9 October 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: Designated Property Plaques

RECOMMENDATION:

- a) That LACAC approve the following prioritized list of designated properties for plaquing:
 - 1. MacNab-Charles Heritage Conservation District
 - 2. 913 Beach Boulevard
 - 3. 255-265 James Street North (Hamilton Brass Manufacturing Co. building)
- b) That a standard letter be sent to designated property owners, whose buildings have not been plaqued and are not on the above list, advising that plaques may be purchased at cost.

BACKGROUND:

1. The Joint Plaquing Sub-committee has requested a list of designated buildings recommended for plaquing, subject to available funding.
2. At its last meeting held October 7, the Research Sub-committee reviewed a list of designated properties and decided on the above, to be given top priority in the order listed.
3. Due to budget restrictions, it is not possible for every designated building to receive a plaque. However, plaques could be made available for purchase at cost by any owners of a designated property who would like to have a plaque for their building and would be willing to pay for one.

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

11a

DATE: August 26, 1992

TIME: 5:00 p.m.

PLACE: Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler, Co-Chairman
John Mokrycke
Jeff Sokol
Ivona Tanska-Stepien
Nina Chapple
Ann Gillespie
Joy Dubbeld
Erika Shaker
Jean-Louis Rivard

ABSENT: Jane Rigby

ADDITIONS TO THE INVENTORY OF BUILDINGS OF ARCHITECTURAL AND/OR HISTORICAL INTEREST

1. Stelco Factory and Office Buildings, 242 Queen St. North:

The buildings concerned are a steel and glass structure and a two-storey brick office building erected around the turn-of-the century (originally the pattern shop for the Hamilton Steel and Iron Company). Both were included in LACAC's Industrial Survey but had not been formally evaluated for listing on the Inventory.

The Research Sub-committee evaluated both buildings at its last meeting and agreed that they should be added to the Inventory of Buildings of Architectural and/or Historical Interest (a demolition permit had not been issued at the time of this meeting).

30 Undermount Avenue:

The owner requested designation, but the Research Sub-committee decided that while the house was not worthy of individual designation under the Ontario Heritage Act, it would be prepared to support the designation of the street as a whole, or an area encompassing the street, as a Heritage Conservation District.

April 12, 1961

Dear Sir:

I am writing to you regarding the matter of the

report of the Committee on the

University of Chicago, dated April 11, 1961.

I am sure that you will find the report

of interest and I am sure that you will

find it to be a most interesting and

valuable contribution to the

study of the history of the

University of Chicago.

I am sure that you will find the report

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2. **Inventory of Buildings of Architectural and/or Historical Importance
Central and Beasley Neighbourhoods**

Summer students, Jean-Louis Rivard and Erika Shaker, presented work to date on buildings in these neighbourhoods which LACAC may wish to add to the Inventory. The first series of listings will be recommended to LACAC at its meeting of September 14, 1992.

BACKGROUND:

The following list is the first in a series of recommended additions to the Inventory for the Central and Beasley Neighbourhoods. The Neighbourhood Section of the Planning Department is currently reviewing the Plans for these two neighbourhoods and have requested an up-to-date list of designated and listed buildings for this review.

Part of the project undertaken by summer students Erika Shaker and Jean-Louis Rivard was to update the card index and photographic record of the Central and Beasley Neighbourhoods.

On the basis of the updated records, the Research Sub-committee is systematically evaluating each building for its eligibility for listing on the Inventory, based on architectural and historical criteria. In addition, each building was rated for contextual value, based on its relationship with its surroundings or its landmark status.

RECOMMENDATION:

That the following buildings in the Central Neighbourhood be added to the City's Inventory of Buildings of Architectural and/or Historical Interest:

Hess Street North: 116; 126; 128; 138 - 146; 182; 184; 188 - 194; 196.

McNeill Street: 1 - 11; 2 - 12.

Queen Street North: 126 - 134; 136 - 142; 160 - 182; 198; 242 (see agenda item 9a).



THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

TEL: 546-2700
FAX: 546-2095

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

**Monday, 1992 November 23
12:00 o'clock noon
Room 219, City Hall**

URBAN MUNICIPAL

NOV 1992

GOV. IMENT DOCUMENTS

A handwritten signature in blue ink, appearing to read "C. Coutts", written over a horizontal line.

**Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee**

A G E N D A

1 PRESENTATIONS

City Park Projects - Chris Firth-Eagland, Parks Division, Public Works Department
(no copy)

2. CHAIRPERSON'S REMARKS

Custom House - Guest Madge Comba

3. ADOPTION OF MINUTES

Minutes of Meeting held 1992 October 19

4. BUSINESS ARISING FROM THE MINUTES (no copy)

DIRECTOR OF LOCAL PLANNING

5. Dare Foods Factory - Update on Demolition

RESEARCH SUB-COMMITTEE

6. Health Department Building, 74 Hughson Street S. - Proposed Demolition
7. Additions to Inventory - Central and Beasley Neighbourhoods

SUB-COMMITTEE REPORTS

8.
 - a) Research Sub-Committee - Minutes of meeting held 1992 October 7 and October 28
 - b) Joint Plaquing Sub-Committee - Minutes of meeting held 1992 September 10

9. **UPDATES**

- a) Go Transit Centre (former T.H. & B. Station) Update (no copy)
 - b) International Village B.I.A. Meeting (Nov.18) - report from LACAC representative (no copy)
 - c) Bamberger House - site visit with Peter Stokes, restoration architect (no copy)

10. **CO-ORDINATOR OF HOUSING LOANS, BUILDING DEPARTMENT**

Information Report Re: Community Heritage Trust Fund - Loan Security and Defaults

11. **OTHER BUSINESS**

12. **ADJOURNMENT**

DECLARATION OF INTEREST

I, the undersigned, being a director or officer of the company, do hereby certify that I am a resident of the State of New York.

I am not a resident of the State of New York.

STATE OF NEW YORK

County of _____

In testimony whereof, I have hereunto set my hand and seal at the City of New York, this _____ day of _____, 19____.

Notary Public

Witness my hand and seal at the City of New York, this _____ day of _____, 19____.

Secretary

Treasurer

President

Vice President

Director

Director

Director

Custom House has new owner

SPECTATOR 14 OCT 1992

Computer company takes over building

By JAMES ELLIOTT
The Spectator

THE CUSTOM House, one of the city's oldest public buildings, has been given a new lease on life with its purchase by a Hamilton computer company.

Considered one of the best examples of pre-Confederation Italianate architecture in the province, the 132-year-old building has been sold to Nebula CAD Systems for \$475,000.

The purchase ends a troubled period during which the stately stone structure was repossessed by the banks after its last owner, karate king Don Warrener, defaulted on nearly \$800,000 in mortgages.

The new owners are Glenn Bannerman and Madge Comba, the principals of Nebula.

Although more than \$400,000 in provincial grants was used to restore the building since 1987, Ms Comba says the price paid is not out of line.

"I think it's a fair price for this market, at this time. I think the building itself is worth a lot more than that, but not now, not in the shape it's in."

Ms Comba said Nebula plans to move its 15-person operation into the historic structure and be open by early next month. The company designs and manufactures computers and computer systems. Some of the space will be used by a graphic arts company.

Perfect marriage

The Victorian grace of the Custom House and the hi-tech products of Nebula CAD are a perfect marriage, Ms Comba said. "It's just a magnificent old building. We just want to show off the building and have our business in it."

Although a good portion of the building has yet to be restored, Ms Comba said the company has no immediate plans to renovate.

"Hopefully down the line we will be able to restore a lot, but what we're going to do is move in, start working, hopefully make some money and then use that to restore and renovate."

In the meantime, she said, Nebula is looking forward to pumping some life back into the grey stone building.

"She's just a gorgeous old lady. You know this sounds kind of silly but I think she'll be happy to have a whole bunch of people back."

The two-storey Custom House was commissioned in 1858 by Sir Allan MacNab and for nearly 30 years handled the growing cargo trade through Hamilton's harbor.

In its latter years it was used as a cotton mill, an army barracks and enlistment centre, and a macaroni factory. It was purchased by Mr. Warrener in 1986 for \$250,000.

He announced it would soon become a martial arts college and undertook a restoration program funded by \$400,000 in grants from the Ontario Ministry of Culture and Citizenship.

The restoration work, much of it performed by volunteers, was recognized by an Ontario Heritage Act designation and a Parks Canada Service Heritage Award, but the martial arts college never really got off the ground.



Ron Pozzer, The Spectator

Madge Comba and Glenn Bannerman, new owners of Custom House.

In January 1991 he put the building up for sale, asking \$2.5 million. Early this year, Royal Trust repossessed the building and reduced the asking price to \$809,000.

Mr. Warrener continued to live in an apartment he built in the building until last month.

Reached yesterday at his martial arts studio on Main Street East, Mr. Warrener refused to

discuss the Custom House other than to complain about his treatment in the press.

"The Hamilton Spectator has done nothing but try to hurt me since I invested in the Custom House and tried to do something good for the city of Hamilton. Maybe now they'll leave it alone. And leave me alone."

Coastal House has new owner

By [illegible]
[illegible]

The Coastal House, a landmark building in the heart of the city, has been sold to a new owner. The building, which has been a part of the city's history for over 100 years, is now being prepared for a new chapter in its life. The new owner, [illegible], has announced plans to renovate the building and convert it into a modern office space. The building is located at [illegible] and is one of the largest commercial buildings in the city. It has a rich history and has been a part of the city's development for many years. The new owner is excited about the opportunity to bring the building back to its original glory and make it a modern, functional space for the city's business community. The renovation project is expected to be completed by [illegible].

The building has a long and storied history, having been built in the early 20th century. It has served as a home for many different businesses and organizations over the years. The building is a prime example of early 20th-century architecture and is a valuable part of the city's heritage. The new owner is committed to preserving the building's historical significance while also modernizing it to meet the needs of the current market. The renovation project will include updating the building's interior and exterior, as well as improving its energy efficiency. The new owner is confident that the building will continue to be a valuable asset to the city for many years to come.

Monday, 1992 October 19
12:00 o'clock noon
Room 219, City Hall

The Local Architectural Conservation Advisory Committee met.

There were present: Diane Dent, Chairperson
Reg Wheeler, Vice-Chairperson
Alderman Frank D'Amico
Alderman William McCulloch
Brian Henley
Jeff Martin

Regrets: Jane Rigby
Rob Brough
John Mokrycke
Robert Rankin

Also present: Nina Chapple, Planning Department
Vladimir Matus, Planning Department
Ann Gillespie, Planning Department
Joy Dubbeld, Planning Department
John Gamble, Building Department
Robert Martinuik, Property Department
Mahendra Shah, Property Department
Chris Firth-Eagland, Public Works Department
Gerald Doyle, Ministry of Government Services
Charlene Coutts, Secretary

PRESENTATIONS

3. Dominion Public Building - Update on Plans for New Consolidated Court House

Given that Gerald Doyle, Project Manager, Ministry of Government Services and a number of representatives working on the Consolidated Court House Project were in attendance, the Committee agreed to move this item up on the agenda.

Gerald Doyle then introduced the following individuals who will be assisting with the Court House Project: Bill Leach; David Jansen, Lead Designer; Brian Ballentine, Project Architect; Bill Greer; Norman McMurmack; Gord Stratford, Interior Designer; and, Mark Krapez, Ministry of Government Services.

Norman McMurmack and Bill Greer who have been retained by the Ministry of Government Services to put together a heritage component statement based on the building's architectural and historical significance as outlined in the Reasons for Designation as prepared by this LACAC advised Committee Members that the Heritage Team is now engaged in inspecting, analyzing and recording the heritage components in the building and is working with the design team respecting the heritage related aspects of the building. Mr. McMurmack added that the Heritage Team will consult with LACAC and other appropriate authorities in the preparation of a Draft Heritage Preservation Study.

Mr. McMurmack added that the Heritage Team will look at the addition to the existing building and the compatibility with the building as it presently exists.

Mr. Bill Greer added that his team will be studying the urban aspects of the building given the building's significance in Hamilton's downtown.

David Jansen, Lead Designer, advised Committee Members that the team wants to preserve the existing facades and the main interior components of the building. Mr. Jansen added that he is presently investigating two options for a new addition to the

The Local Architectural Conservation
Advisory Committee

1992 October 19

building, the first being an addition towards Hughson Street and the second being a new six storey addition with entrances from Main Street. Mr. Jansen added that he would run a series of designs in parallel to determine the best design for the building.

Nina Chapple, Planning Department, praised the Project Team and stated that the preservation of the former Post Office building is perhaps one of the most important achievements in our City with respect to preservation.

Copies of the Reasons for Designation for 10 John Street South were circulated and Diane Dent questioned if it would be appropriate to move for the designation of this building at this time. Mr. Doyle responded that the Ministry would support this recommendation if LACAC felt it would be in the best interest to do so.

Nina Chapple advised Committee Members that the Reasons for Designation have been amended slightly to include the recent change to the Hamilton Courthouse use.

The Committee was also in receipt of a report dated 1992 October 9 from the Director of Local Planning recommending the designation of this building.

The Committee approved the following recommendations:

- a) That the Reasons for Designation as amended to include the recent change to the Hamilton Courthouse use, be approved.
- b) That approval be given to the Intent to Designate the Dominion Public Building (future Consolidated Court House) at 10 John Street South as a property of historical and architectural value pursuant to the provisions of the Ontario Heritage Act 1983 as outlined in the Reasons for Designation attached herewith and marked as Appendix A; and,
- c) That the City Solicitor be authorized and directed to take appropriate action to have this property designated pursuant to the provisions of the Ontario Heritage Act 1983; and,

Alderman McCulloch stated that he was glad to see the Group's commitment to the downtown area and to the community aspect of this project.

Diane Dent, on behalf of the Committee, thanked Mr. Doyle for his willingness to keep the Committee informed of the Project's progress and Mr. Doyle agreed to come back before the end of the year to discuss the status of the Project with the Committee.

1. ADOPTION OF MINUTES

The Committee was in receipt of the minutes of the Local Architectural Conservation Advisory Committee for its meeting held 1992 September 14 and these minutes were adopted as circulated.

2. BUSINESS ARISING FROM THE MINUTES

a) International Village B.I.A.

Diane Dent advised Committee Members that she dropped off a copy of a Draft Report for the Facade Improvement Study to the Hamilton Heritage Foundation as indicated in the last set of minutes.

b) Bamberger House, 11 - 13 Holmes Avenue

Committee Members were advised that the letter to the West Hamilton Heritage Society outlining the steps that LACAC is taking respecting the preservation and relocation of this building has been sent.

c) Ontario Heritage Act Review

Nina Chapple advised Committee Members that the Minister's Advisory Committee for New Heritage Legislation has sent cards to all LACAC members asking that they complete the cards expressing their concerns over new heritage legislation and return the same to the Advisory Committee.

4. PIER 4 PARK - RELOCATION AND REHABILITATION OF GARTSHORE THOMSON BUILDING

Chris Firth-Eagland, Public Works Department, appeared before the Committee to advise that the building most recently occupied by Phillip Environmental Inc. has been donated to the City and relocated in Pier 4 Park to be used as a public facility (with public washrooms and public meeting space) in the Park.

Mr. Firth-Eagland advised that the owners of the building donated the building to the City on the condition that a plaque, in memory of the family, be placed on the building.

Mr. Firth-Eagland added that he would like to see this building designated pursuant to the provisions of the Ontario Heritage Act to ensure that the building is preserved.

After some discussion, the Committee approved the following recommendation:

That the Research Sub-Committee be requested to review the possible designation of the Gartshore Thomson building which has been relocated to Pier 4 Park.

Mr. Firth-Eagland then wished to thank members of the Research Sub-Committee for their advice and comments that helped this Project along.

Mr. Firth-Eagland then took the opportunity to show sketches of the proposed pumping station on Beach Boulevard and advised Committee Members that this would be an ideal opportunity to put a larger building with washroom facilities, etc. at this location instead of just a pumping station. Mr. Firth-Eagland added that the Environmental Services Committee is requesting drawings for this proposed project by tomorrow and is looking for any support he can get with respect to this proposed project.

After some discussion the Committee approved the following recommendation:

That the Research Sub-Committee be asked for their comments and support with respect to this project.

The Local Architectural Conservation
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1992 October 19

5. CENTENARY UNITED CHURCH

Committee Members were advised that the current plans for Centenary United Church are available should any committee members be interested in seeing them.

DIRECTOR OF LOCAL PLANNING

6. Hamilton Hebrew Academy (former Princess Elizabeth School) 235 Bowman Street

a) Community Heritage Trust Fund Loan

The Committee was in receipt of a Report dated 1992 October 9 from the Director of Local Planning respecting the above-noted matter. The Committee was also in receipt of an Information Report dated 1992 October 7 from the Co-Ordinator of Housing Loans, Building Department, respecting the Community Heritage Trust Fund.

John Gamble, Building Department, appeared before the Committee requesting that the Building Department be asked to comment on all loans greater than \$20,000. (standard loan amount) before the grant request is considered by the Committee.

Alderman McCulloch agreed that the Committee needs a Status Report on the Community Heritage Trust Fund Account regularly, and the Committee agreed that this update should be made quarterly and on any loans exceeding \$20,000.

Alderman McCulloch also stated that he would like a full report indicating the number of defaulted loans and the City's right to collect the loan in the event that the lender defaults payment for the next Committee meeting.

The Committee then approved the following recommendation:

That a loan of \$50,000.00 from the City's Community Trust Fund be approved for the Hamilton Hebrew Academy to undertake conservation/restoration work on their building at 235 Bowman (former Princess Elizabeth School) based on the list of eligible projects attached hereto and marked as Appendix "B".

b) Heritage Easement Agreement

The Committee was in receipt of a report 1992 October 9 from the Director of Local Planning respecting entering into a Heritage Easement Agreement with the Hamilton Hebrew Academy. The Committee approved the following recommendations:

- a) That approval be given by By-law for the City to enter into a Heritage Easement Agreement with the Hamilton Hebrew Academy under Part IV, Section 37 of the Ontario Heritage Act, 1983; and,
- b) That the City Solicitor be authorized and directed to take appropriate action to have this Heritage Easement implemented pursuant to the provisions of the Ontario Heritage Act, 1983.

The Local Architectural Conservation
Advisory Committee

1992 October 19

7. INTERNATIONAL VILLAGE BUSINESS IMPROVEMENT AREA -
APPOINTMENT OF LACAC MEMBER TO ATTEND ANNUAL GENERAL
MEETING

The Committee was in receipt of a report dated 1992 October 9 from the Director of Local Planning respecting the above-noted matter.

Nina Chapple brought to the Committee's attention that the Annual General Meeting of the International Village Business Improvement Area has been changed from 1992 November 19 to 1992 November 18.

The Committee then approved the following recommendation:

That John Mokrycke be appointed to attend the International Village B.I.A.'s Annual General Meeting as the Local Architectural Conservation Advisory Committee's representative to be held on 1992 November 18 as discussed at the last LACAC meeting following the presentation by Mary Pocius on the International Village B.I.A. Facade Improvement Study (Draft Report by J. E. Berzins, Urban Design Consultant).

RESEARCH SUB-COMMITTEE

8. Buildings to be Demolished for Parking Lots

The Committee was in receipt of an Information Report dated 1992 October 9 from the Chairperson of the Research Sub-Committee respecting the above-noted matter. This report was received as circulated.

9. ADDITION TO INVENTORY - HEALTH DEPARTMENT BUILDING, 1 HUNTER
STREET/74 HUGHSON STREET

The Committee was in receipt of a report dated 1992 October 9 from the Chairperson of the Research Sub-Committee respecting the above-noted matter. The Committee approved the following recommendation:

- a) That the City-owned Health Department building at 1 Hunter Street/74 Hughson Street South be added to the City's Inventory of Buildings of Architectural and/or Historical Interest; and,
- b) That given the urgency of the situation, that staff be requested to give priority to researching this building.

10. DESIGNATED PROPERTY PLAQUES - PRIORITIZED LIST

The Committee was in receipt of a report 1992 October 9 from the Chairperson of the Research Sub-Committee respecting the above-noted matter. The Committee approved the following recommendation:

- a) That LACAC approve the following prioritized list of designated properties for plaquing:
 1. MacNab - Charles Heritage Conservation District
 2. 913 Beach Boulevard
 3. 255 - 265 James Street North, (Hamilton Brass Manufacturing Company building)

The Local Architectural Conservation
Advisory Committee

1992 October 19

- b) That a standard letter be sent to the designated property owners whose buildings have not been plaqued and are not on the above list, advising that plaques may be purchased at cost.

SUB-COMMITTEE REPORTS

11. a) Research Sub-Committee

The Committee was in receipt of the minutes of the Research Sub-Committee for its meeting held 1992 August 26 and these minutes were received as circulated.

b) Joint Plaquing Sub-Committee

Commemorative Plaque - Mountain View Hotel/Hamilton & Barton Incline Railway

The Committee was in receipt of a report dated 1992 October 19 from the Chairperson of the Joint Plaquing Sub-Committee respecting the above-noted matter. The Committee approved the following recommendation:

- a) That LACAC approve the site of the Hamilton and Barton Incline Railway and Mountain View Hotel for a City of Hamilton Commemorative Plaque to be erected in Southam Park; and,
- b) That LACAC approve the proposed wording attached hereto as Appendix "C" as recommended by the Joint Plaquing Sub-Committee, and that the Hamilton Historical Board be advised of LACAC's decision.

UPDATES

12. a) Tivoli Theatre

Diane Dent suggested that she and Reg Wheeler get together to discuss the possibility of resurrecting the Tivoli Theatre Sub-Committee.

b) CN STATION

Committee Members were advised that the CN Building may soon become vacant and the Committee was further advised that a Sub-Committee, whose Terms of Reference are in the process of being approved, has been established to investigate possible uses for this building in the future.

The Secretary was directed to send a letter to the Children's Museum advising that the CN building may soon become vacant in the event that they may be interested in following up on the CN building as a possible site for the Children's Museum.

13. a) Dare Foods Building

Nina Chapple, Planning Department, circulated information respecting the Dare Foods building located at 79 John Street South/84 Jackson Street East and advised Committee Members that the owner has applied for a demolition permit.

Alderman McCulloch stated that saving this building may be too late given that a demolition permit has already been applied for but asked staff to explore what avenues are open to save designated industrial buildings. Alderman McCulloch

**The Local Architectural Conservation
Advisory Committee**

1992 October 19

suggested that staff contact other area municipalities who may have come upon a similar situation.

b) **Terryberry Library Plaque**

Committee Members were advised that the unveiling of the Terryberry Plaque will be held on 1992 October 21 at 2:00 p.m. at the Terryberry Library and Committee Members were encouraged to attend.

c) **Sir John Morrison Gibson Plaque**

Alderman McCulloch advised Committee Members that the unveiling of the Sir John Morrison Gibson Plaque will be held on 1992 November 11 and that invitations will be forthcoming to all Committee Members.

14. **ADJOURNMENT**

There being no further business, the meeting then adjourned.

Taken as read and approved

**Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee**

Charlene J. Coutts, Secretary

THE UNIVERSITY OF CHICAGO
CLASSICAL JOURNAL
VOLUME 1, NUMBER 1
1966

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CLASSICAL JOURNAL
VOLUME 1, NUMBER 1
1966

CITY OF HAMILTON

- FOR DISCUSSION -

5

DATE: Nov. 12, 1992

TO: Charlene Coutts
LACAC Secretary

FROM: V. J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: Dare Building (formerly John McPherson Shoe Building)
79 John St. South/ 84 Jackson St. East

Background:

When the Planning and Development Committee at its meeting on October 7, 1992, learned of the proposed demolition of the "Listed" Dare Building at John and Jackson Streets, the committee requested staff to look into possible alternative solutions to demolition; and to advise the present owner, Mr. Graham Dare, of any available incentives which would encourage the preservation and rehabilitation of the building.

On October 8, 1992, before the study was begun, the demolition permit was issued. Once the demolition permit was received, the legal agreement between the Dare Foods Company and Hamilton Car Parks was finalized. The contract provides for Hamilton Car Parks to lease the property from Dare Foods Co. as a parking lot and to carry the cost of demolition and yearly taxes.

It was decided, however, that a brief review of the Dare Building case would be worthwhile in order to assess the factors working for and against the re-use of other downtown historic commercial/industrial buildings, which includes such landmarks as the Lister Block.

Introduction:

As the attached report indicates, the Dare Building contains 82,500 sq. ft.; it is built of solid masonry construction with an open interior plan; it occupies a prime downtown location on John St. diagonally across from the Wentworth Courthouse; and the 1889 industrial building also has architectural and historical merit. It would appear that the Dare Building would be a good candidate for adaptive re-use.

Since this type of building has been re-cycled in many cities across the country, primarily for residential use, it is worth

identifying the determining factors which led to the Dare Building's demolition. The following review is based on information provided by the owner and a number of municipal departments.

Summary:

1. Reasons for vacancy

According to the owners, the Dare Foods Company no longer needed both their Hamilton and Toronto plants. The decision to move the operation to Toronto was based on the fact that the Toronto building was a one-storey industrial building, better suited to their operations; also it was located in an industrial park without the transportation problems involved in a downtown location.

There is considerable evidence to suggest that, in general, nineteenth-century industrial buildings, located in the downtown area, are generally no longer well suited to an industrial use.

2. Current Economic Factors

-Annual Costs

Cost of the taxes per year on the Dare building property totalled \$ 45,040.24 in 1992. Along with the additional charges of insurance and utilities, the average monthly costs of keeping the building standing were estimated at approximately \$10,000-\$15,000 per month. Dare Food Co. applied for business tax relief for the vacant building but was never advised of any change.

-Sale or Lease? Building Included or Land Only?

At the time when the building was vacated and ready for sale (early 1991), real estate prices were depressed; the company considered it better to retain the property and sell it in better economic times. The building, therefore, was never put on the market; as a result, its availability was not known publicly. If the building itself were leased, it would have required a considerable investment for renovations for any use other than a warehouse; lease of the land only would require the cost of demolition (estimated at \$ 300,000-\$ 350,000.). Taxes on the vacant property, if it were a parking lot, would be reduced.

3. New Use Factors

-Zoning

The property is zoned "I" which permits industrial, commercial, residential, institutional and public use; parking lots are also allowed under "I" zoning.

-Location

Location in the commercial downtown area near major office buildings and two blocks from the proposed GO-transit centre (railway and bus station) serves as an advantage for many of the permitted uses.

-Current Government Assistance Programs

Encouragement for increasing residential units in the City has in the past been supported by two government funding programs, the Convert-to-Rent and Low-rise Apartment programs. In the fall of 1992, however, neither program was available due to changes in criteria. The City's Commercial Facade Improvement Program, a loan program, is available only to buildings located within an established B.I.A. and, therefore, not available to this building.

Heritage funding is available only to designated properties and the Dare Building was "listed", not "designated". The major funding source for privately-owned designated commercial buildings (Commercial Rehabilitation Program) is on hold by the Province; the heritage funding for non-profit, designated buildings (C.F.I.P.) is presently under review.

Substantial provincial funding, however, has recently been directed towards non-profit housing projects. To date, some of these projects have proposed adapting historic buildings for residential use but none has so far been realized.

-Current Real Estate Trends in Hamilton

According to information provided by the Economic Development Department, the City currently has an excess of commercial space (also the renovated next door Buntin Gilles building is currently vacant); recently, 5 proposed residential condominium projects in the downtown have been cancelled; and industrial and warehouse use prefer locations nearer the Q.E.W.

Non-private use such as non-profit housing projects, institutional or government use, would all need to know about the availability of the site well in advance in order to investigate the building thoroughly as well as prepare a proposal and funding plan.

Downtown parking lots, privately owned, appear to be currently in demand; several similar projects are now underway. Furthermore, income from a site occurs at a much earlier point with a parking lot project than with new construction.

Conclusion

In review of the Dare Building case, it appears that "Listed" or "Designated" historic commercial/industrial buildings could be given a much better chance at re-cycling if a proper information network were in place. To be effective, this network would provide

the necessary information to the appropriate people at the right time.

Based on the Dare Building example, it would have been useful if the following information had been known to the various parties at the outset of the project:

1. -that a substantial commercial/industrial building of heritage significance was to become vacant and/or sold;
2. -that the commercial/industrial property had a "listed" or "designated" status;
3. -that the building is eligible for one or more government assistance programs.
4. -that the demolition of a major downtown structure was under consideration.

The concerned parties in this case included the owners, the real estate agency, municipal staff in the Planning, Building, Economic Development and Culture and Recreation Departments, LACAC, and, in terms of the availability of the property, non-profit housing groups and the public.

In conclusion, it would appear worthwhile, therefore, to investigate further such aspects as establishing a more effective information network and identifying policies which could facilitate the preservation and re-use of major heritage commercial/industrial buildings.

Empty Dare candy plant to become parking lot

By JAMES ELLIOTT
The Spectator

ANOTHER downtown landmark, the Dare candy plant on Jackson Street East, is being levelled to make way for a parking lot.

The block between John and Catharine streets contains two buildings considered good examples of Victorian industrial architecture. Until March, they housed the Hamilton candy operations of Dare Foods Ltd.

Most significant of the two is the four-storey, triple and quadruple brick structure on the corner of John and Jackson. Built in 1890 by Hamilton shoemaker John McPherson, the boot and shoe factory was one of the biggest in Canada at the time. The plant eventually expanded to include an adjoining warehouse on Jackson.

Early in this century, however, the plant was taken over by the Howe Candy Company, which was later taken over by Dare Foods.

Between the two, they made the block one of the sweetest-smelling in the city as they turned out billions of blackballs, jelly beans, jububes and mints.

Kitchener-based Dare Foods last year announced the demise of the plant and the last of its Hamilton operations were moved to Toronto this spring.

Company president Graham Dare says consideration was given to converting the building to another use but it was in poor condition.

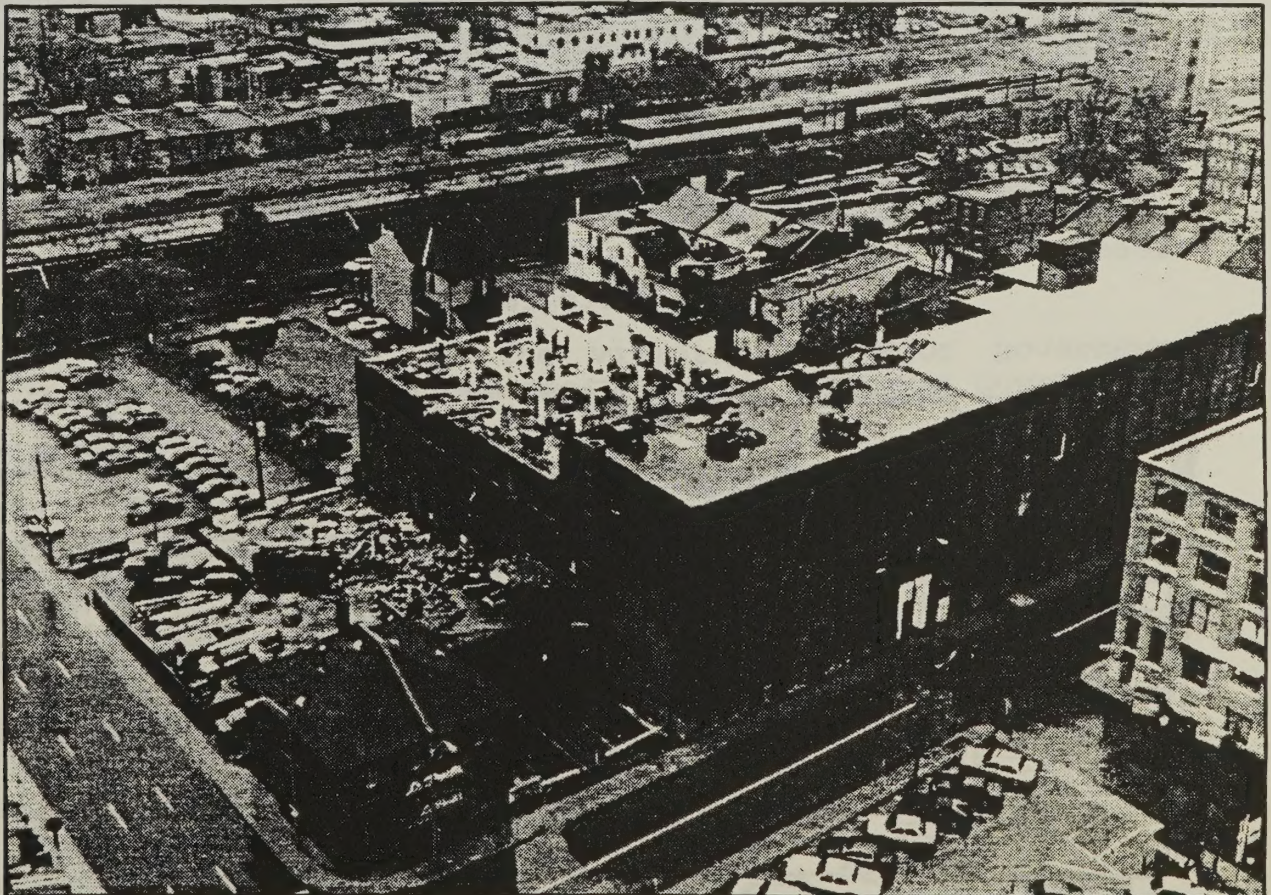
"The building was in bad shape and we were having trouble with it from a structural point of view."

After talking to real estate agents, he said, "the unanimous recommendation was, the best way to maximize the value was to remove the building."

When it's gone, the property will be leased to Hamilton Car Parks. Dare's intention, he said, is to hold the property until the real-estate market improves.

**Dare Foods Factory -
Demolition in Progress**

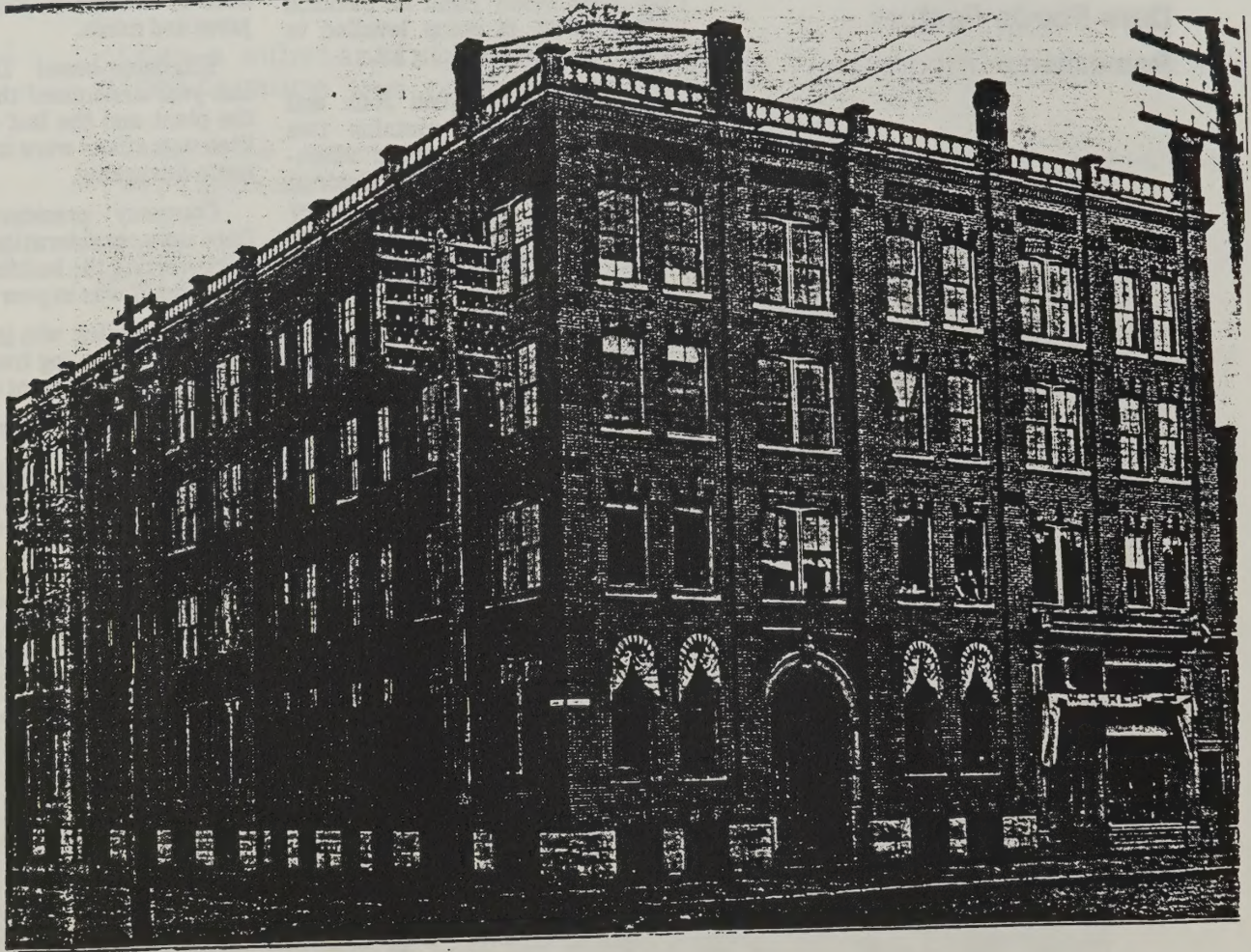
Spectator, 3 November 1992



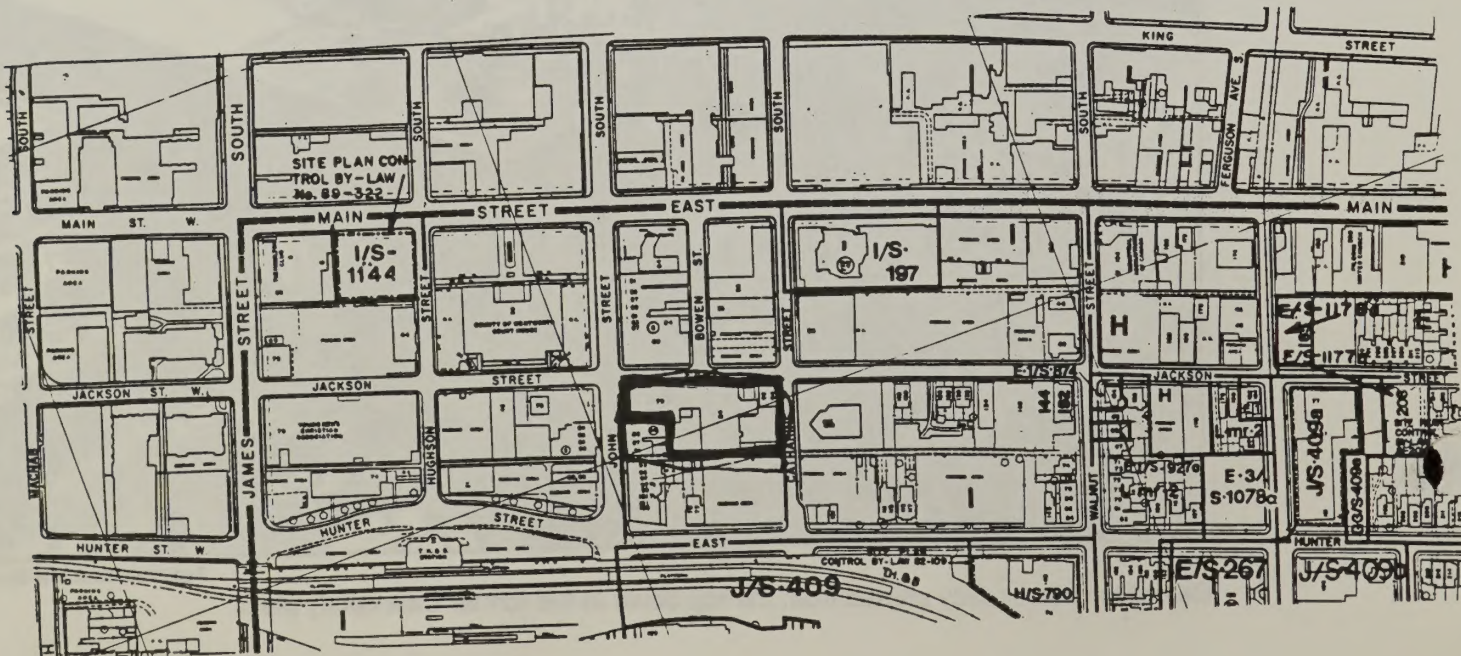
Ted Brellistford, The Spectator.

Demolition has already started from the top down at the former Dare candy plant.

DARE FOODS BUILDING
 (Originally McPherson Shoe Factory, built 1889-90)
 79 John St. South/ 84 Jackson St. East



Photograph, 1892



DARE FOODS BUILDING

(originally the McPherson Shoe Factory, built 1889)
79 John St. South/ 84 Jackson St. East

1. Present Status:

Owner: Dare Foods Limited

Contact: Mr. Graham Dare, Kitchener

Contact: Mr. T. M. Millen, Kitchener

Demolition Permit Applicant: Richard Liebttag, Hamilton Car
Parks--Demolition Permit issued October 8, 1992

2. Building Data

Size:

-4 story plus raised basement

-approximately 16,500 sq. ft. per floor=
82,500 sq. ft.

-L-Shaped, approximately 250' x 130' x 50'

-property size: .780 acre; 33.979 sq. ft.

Construction:

-exterior masonry bearing walls--3 to 4 bricks
wide

-interior supports--12" x 12" timber columns
located at 15 foot on centre

-foundation--sandstone

-ceiling height estimated at 14 '

-concrete first floor; sprinkler system; no
elevator

3. Location:

-southeast corner of Jackson and John Streets
-setting

-in the central business district of the
downtown area

-on or near major north-south and east-
west routes

-in the vicinity of major government
buildings (Wentworth County Courthouse,
Main Post Office);

-near freight/commuter Railway Station--
C.P./new Go-Station on Hughson St.

4. Zoning:

"I"

-permits industrial, commercial, residential
institutional and public use;

-parking not required for commercial use.

5. Taxes:

\$ 45,040.24 (1992)

estimated taxes for parking lot--c. \$ 40,000

6. **Cost of Demolition:** estimated \$ 300,000. - \$ 350,000.
7. **History:**
- constructed in 1889-90 as the new premises for the John McPherson Shoe Company.
 - founded in 1855 as a shoe and boot making business
 - company expanded substantially in the late-19th century shift from a craft to a manufacturing trade; product known across Canada.
8. **Architecture:**
- status: "Listed" Building; on the List of Buildings of Architectural and/or Historical Interest in Hamilton;
 - style: noteworthy example of a downtown, Victorian industrial building. Its traditional architectural character fits into and enhances the urban streetscape; examples of this type are rapidly disappearing from downtown Hamilton;
 - building type: large-scaled, four-story industrial building containing over 80,000 sq. ft., located in the heart of the downtown--still constitutes a sound architectural resource;
 - adaptive re-use: recycling large industrial buildings--particularly for residential use--has proven to be a highly successful form of development. (See Appendix)
9. **Urban Form:**
- because of its scale and density, the Dare building, like its partner the Buntin Gilles building on the northeast corner, serves as an anchor block to the John and Jackson streetscapes.
10. **Possible Uses:**
- conversion to residential use: Non-profit housing developers are actively looking for existing buildings to convert to housing--the open plan facilitates the redesign of the interior.
 - conversion to institutional use: the City is actively looking for premises for a Children's Museum and a Wentworth County Archives; also,

possibly use as an educational facility for colleges/university in the Hamilton area;

-conversion to commercial use, offices, restaurant, etc.,

11. Assistance Programs

-housing assistance programs offered at municipal level not available at this date:
(1) Convert-to-Rent program only applies to single family houses for next 18 months; (2) Low-Rise Apartment-- deadline was Sept. 30th and applications exceeded available grants;

-heritage funding programs:

(1) Commercial Rehabilitation Program (commercial/industrial use) currently on hold;
(2) City's Community Heritage Fund provides loan of up to \$ 50,000. at 6% interest over 10 year period; (3) Cultural Facilities Improvement Program (CFIP) grants available up to \$ 250,000. (The above funds require the building to be designated under the Ontario Heritage Act.)

12. Interest expressed in building

-Kiwannis for Non-profit Housing (Contact: Mr. Dennis Wilson)

-City for Children's Museum

-Region for Archives Building?

-LACAC for investigation for alternative uses

Information provided by Planning Dept., Building Dept. (Administration and Housing Loans), Economic Development Dept., Dept. of Culture and Recreation, Treasury and Parking Authority.

APPENDIX

Examples of Re-cycled Industrial Buildings

1. Toronto. Parkdale textile plant, Noble St., converted into 76 unit condominium.
2. Toronto. Wesley Printing Building converted to CITY TV headquarters.
3. & 4. Winnipeg. Ashdown Warehouse converted to 100-unit apartment house.
5. Paris, Ont. Penman Knitting Mills converted into artist studios and housing.
6. Dundas, Ont. Bertram Building converted to residential condominium.
7. Grand Ledge, Michigan. Conversion of chair factory into 50-unit rental apartment block.

Old Parkdale textile plant converted to airy studios

By Joe Fox
TORONTO STAR

A touch of SoHo has come to Parkdale.

New York city's artists' colony is lined with old factories converted to high-ceilinged lofts and that is exactly what been done to a former textile plant on Noble St., just north of Queen St. W.

Called Noble Court, the stately, six-storey red brick building in the midst of warehouses and rail lines near Dufferin and Queen Sts. is proving popular with artists looking for large, airy studio space with enough room for living quarters.

The renovated factory's condominium units are particularly attractive for photographers, sales agent Lorenzo Prospero says, because many of the units have two walls of huge windows. The building is commercially

zoned and has been divided into 76 units. Thirty-five have been sold.

Units range from 490 sq. ft. at \$99,000 to 1,154 sq. ft. at \$200,000.

Common fees and taxes add up to about \$250 a month, depending on the size of the units.

Reflecting the effort to change the nature of Parkdale's unused industrial buildings, Noble Court's massive and classy renovation is already injecting new vitality into the neighborhood.

"We are close to downtown, the TTC (the Queen streetcar) is a block away and from \$99,000 buyers get a first-class unit that is completely renovated," Prospero says.

"It is ideal for anyone looking for an open-concept studio with a lot of space that can be used in all kinds of different ways.

"Besides the graphic artists and photographers who love the light in their units, the project is also popular with sales agents for companies who require a lot of space to display their goods."

The foyer and elevators are lined with marble and the hallways' carpets and chic decorating resemble a high-class apartment building.

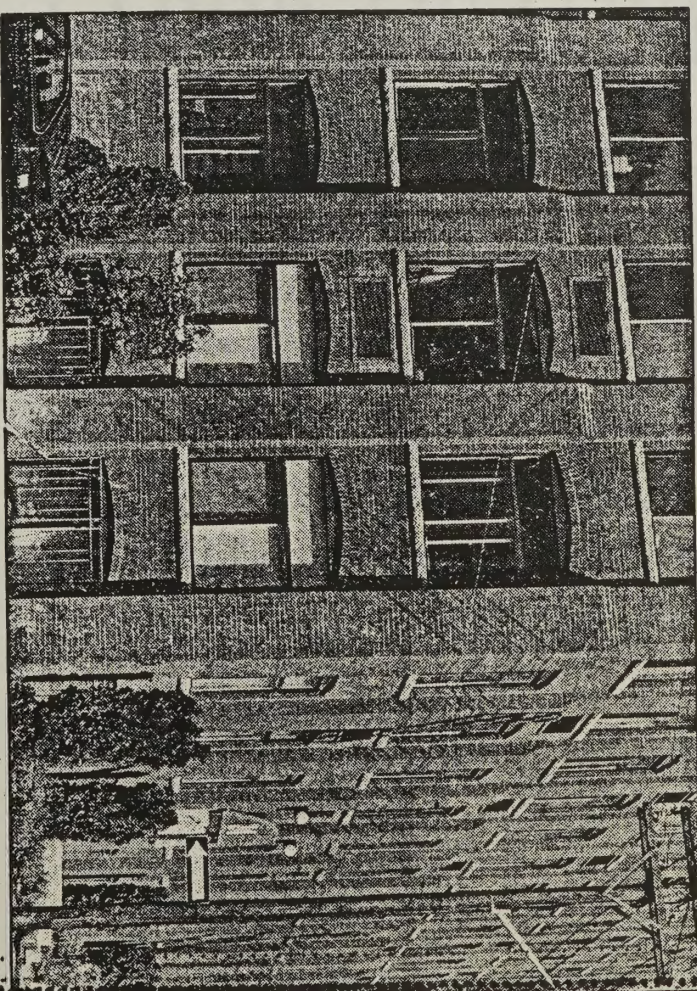
The brick outside walls have been sandblasted and huge old beams are left where they were, cleaned up and incorporated into the units' decor.

The entire building is air conditioned and there are hardwood floors throughout.

There is new wiring and plumbing and the old windows have been replaced.

To get to Noble Court, go north from Queen St. W. on Noble St., which is between Dufferin St. and Brock Ave.

Adaptive Re-use



LOFTY LIFESTYLE: Noble Court, a six-storey red brick building in the midst of warehouses and rail lines near Dufferin and Queen Sts., is proving popular with artists who want large, airy studio space with enough room for living quarters.

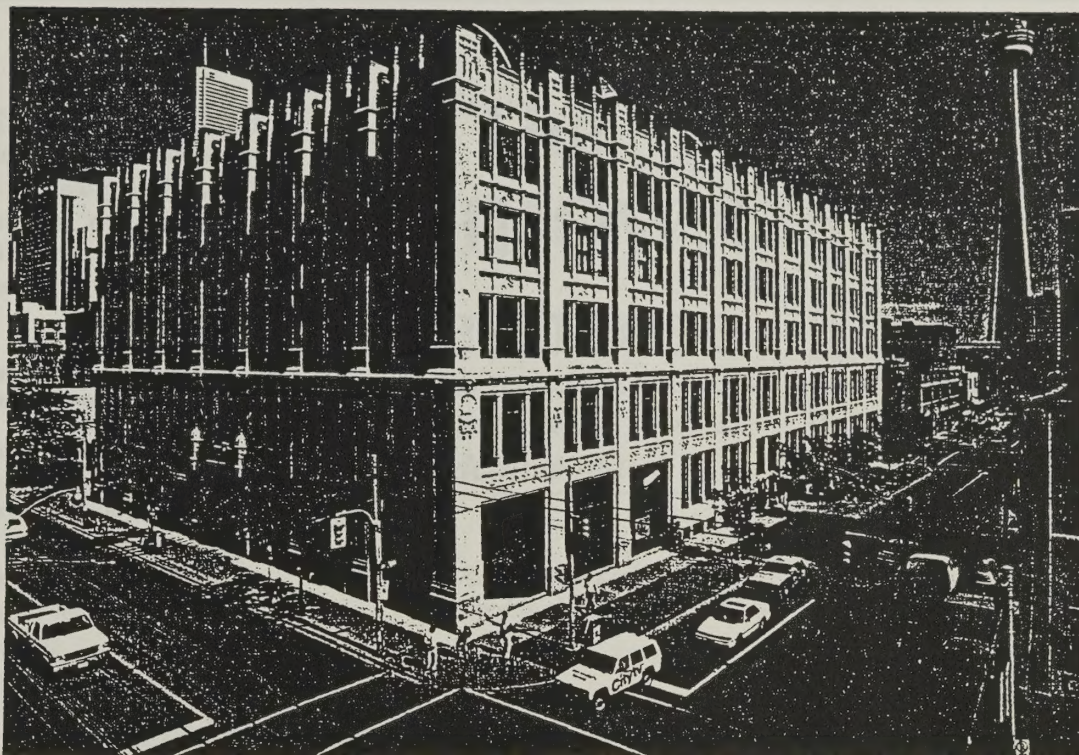
THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919

Converted to microfilm Old Partridge records

Partridge records, which have been in the hands of the National Archives since 1907, have been converted to microfilm. The records, which were originally on paper, are now on microfilm and are available for use by the public. The records are of great value to the medical profession and to the public. They contain information on the health of the President and his family, and on the health of other prominent persons. The records are also of value to the medical profession as a source of information on the treatment of various diseases. The records are now available on microfilm, which makes them more accessible to the public. The records are available for use by the public at the National Archives and Records Administration, and at the National Library of Medicine. The records are also available for use by the medical profession at the National Library of Medicine. The records are of great value to the medical profession and to the public. They contain information on the health of the President and his family, and on the health of other prominent persons. The records are also of value to the medical profession as a source of information on the treatment of various diseases. The records are now available on microfilm, which makes them more accessible to the public. The records are available for use by the public at the National Archives and Records Administration, and at the National Library of Medicine. The records are also available for use by the medical profession at the National Library of Medicine.

Partridge records





LABOR OF LOVE

Five-year renovation converts former printing shop to Toronto's CITY TV headquarters.

One of Toronto's first steel-framed buildings is now the dynamic new headquarters for CITY TV broadcasting station, after extensive interior restructuring and a full restoration of the elegant, terra cotta facade.

It was an ambitious project with an undisclosed price tag; but those involved say that owner Chum Ltd.'s efforts turned into a real labor of love when the cost to save the Wesley building's badly eroded facade was tabulated.

Converting the building—designed in 1914 to accommodate a printing company's operations—meant that structural reinforcement of the floors was required in some places. And the unique challenge of creating a television studio, including 'superflat' floors on which cameras could roll and zoning the HVAC to compensate for hot studio lights, led to an adaptation of creative renovation techniques.

DEREK GRIFFITHS INC.

MASONRY

The delicate, terra cotta masonry was repaired or duplicated by hand; a painstaking, three-year project valued at \$1.6 million by subcontractor Summit Restoration Ltd.

This methodical process began with a full year of chemical and detergent cleaning to remove seven layers of paint (and carbon deposits), followed by an ad-

Wherever possible, the terra cotta facade was patched with a custom-tinted compound.

ditional three months of surveying, including mapping and numbering each individual brick and 'sounding' questionable pieces to determine their structural integrity.

After a working blueprint of the exterior was prepared, the restoration team presented the bad news to Chum Ltd. The soft terra cotta—particularly on the south side—had been torn apart over the years by inflexible, concrete patching (which was extensive) and internal pressure from the

water-damaged steel substrate, which "expands tenfold as it rusts," says architect Phil Goldsmith, a principal with Quadrangle Architects Ltd.

A design team, including Royal LePage Real Estate Services Ltd., Quadrangle Architects and Summit Restoration, worked within budget restraints to develop a realistic restoration schedule.

Damaged structural pieces of masonry were to be replaced where necessary, but the brick was to be repaired as much as possible

SUMMIT RESTORATION LTD.



Befitting the pioneer spirit of its namesake, the Ashdown Warehouse project has paved the way for further residential conversions in the Exchange District. However, the road to success was not without its pitfalls.

The First Attempt

In 1984 Cambridge Imperial Developments Ltd. made plans to convert the warehouse into 90 rental apartments. In full support of residential redevelopment in the Exchange, the Winnipeg Core Area Initiative agreed to provide the \$9 million project with a grant of \$900,000 based on a \$10,000 per unit subsidy. The grant was conditional upon:

1. the building being included on the City's "Buildings Conservation List" of heritage structures;
2. proposed design changes to the building being approved through the Historic Winnipeg Advisory Committee; and
3. the developer obtaining conditional use approval for a residential project in a predominantly warehousing and manufacturing district.

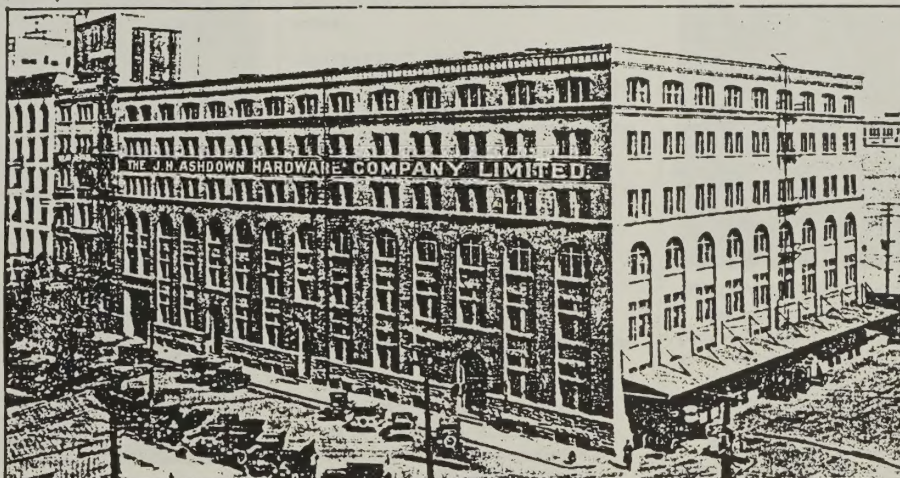
Even with this level of financial assistance, the project was deemed unfeasible unless tax incentives were provided by the City. This, however, required provincial approval and an amendment to the City of Winnipeg Act.

The proposed tax incentives consisted of taxes being paid on the value of the land only during construction; and taxes being frozen at the pre-renovation level for a five year period following completion of the project.

The ASHDOWN Warehouse

*A case study in the process
of adaptive re-use.*

Below: The Ashdown Warehouse as it appeared in the 1920's.



The City supported the request and the project appeared well on its way when Cambridge Imperial encountered financial hardships (due to unrelated circumstances) and was forced to withdraw in 1986, two years after the project was conceived.

The Second Attempt

In 1987 a development consortium proposed to redesign the scheme into a 100 unit \$10.5 million apartment project and subsequently obtained a grant commitment of \$1.5 million. However, the Manitoba Housing and Renewal Corporation would not underwrite the remaining costs unless additional parking

was provided. Fortunately, the developers owned a surface parking lot across Rorie Street and agreed to build a parking structure which would meet the requirements of the development.

Meanwhile the City of Winnipeg Act had been amended to accommodate tax relief and, in 1988, the City prepared the necessary agreements to offer tax incentives to the Ashdown project.

A final hurdle had to be overcome. In response to a marketing study commissioned by the developer, the project was transformed into a condominium development rather than rental units. Since funding assistance had originally

been granted to the building "owner", the contract would now have to designate the "developer" as recipient. In order to accommodate this new designation, a formula defining an acceptable and equitable profit margin for the sale of the units was devised by the City and incorporated into an amending agreement.

Cooperation

Now virtually complete, the project represents the type of cooperation and good faith between the public and private sectors that is necessary for successful rejuvenation of this nationally significant district. In fact, it is the project manager, Richard Sures of Historic Renovations Ltd., who deserves much of the credit for the success of this venture because of his enthusiasm and willingness to cooperate with public officials. The resulting endeavour is a showpiece in residential conversion. ■

For more information contact the Historic Projects Coordinator at 986-5390.

The ASHDOWN Hydrohouse

A new plant in the process
of construction at the

Hydrohouse, Chicago, Ill., is shown in the
photograph on the opposite page.



Hydrohouse, Chicago, Ill.

The City of Chicago has acquired the right to use the Ashdown Hydrohouse for the purpose of generating electricity. The house is a large building with a complex roof structure, situated near a body of water. The house is a large building with a complex roof structure, situated near a body of water.

The Ashdown Hydrohouse

The Ashdown Hydrohouse is a large building with a complex roof structure, situated near a body of water. The house is a large building with a complex roof structure, situated near a body of water.

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CONDOMINIUM

LONDON. NEW YORK. SAN FRANCISCO. NOW WINNIPEG HAS WAREHOUSE LIFESTYLE CONDOMINIUMS.

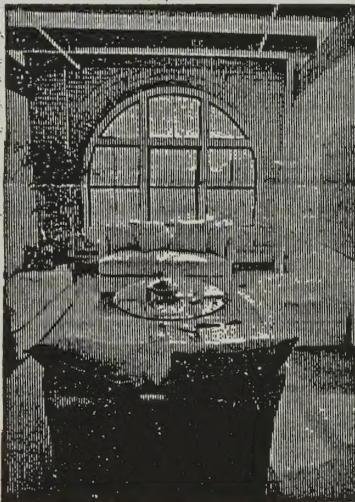
A UNIQUE, PERSONAL LIFESTYLE

The legend of warehouse living that began in world centres is now a reality in Winnipeg.

In the Exchange District — at Rorie and Bannatyne.

Ashdown Warehouse. A legacy from Winnipeg's grandest era of trade and commerce is now combined with today's technology, design and comfort.

This has opened the door to those in search of the best that city life has to offer.



Life at Ashdown Warehouse will spark your imagination and delight the senses.

Where you can view the heart of the city through magnificent windows or venture out on cobblestone sidewalks.

Where you can taste the cafe life and fine restaurant cuisine, explore the world of cabarets and clubs, enjoy concerts and theatre — all virtually at your doorstep.

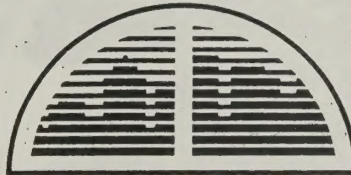
The bustle of business and shopping, too, is just moments away.

You can walk through underground concourses and skywalks to offices, banks and boutiques. To Winnipeg Square, Eaton Place, Market Square and Portage Place. All are within easy reach, doing away with the problem of downtown parking.

You can encounter the other, serene side of life in the Exchange — a stroll to the riverside park that is just steps away.

DRAMATIC INTERIOR DESIGN

Five breathtaking glass atriums soar five stories from lobby to rooftop, bathing



ASHDOWN WAREHOUSE

the corridor bridges and residence interiors in natural light.

In addition, lush green interior landscaping creates a pleasing visual scene.

APPEALING AMENITIES

A large variety of suites are available to suit your personal preference.

Imaginative layout and design, create a unique environment not found in conventional condominiums.

Suite sizes range from approx. 1000 to over 1700 square feet and offer an extensive complement of features.

High, beamed ceilings.

Exposed historic solid brick and original beamwork.

One and two bedrooms.

Delightful kitchen designs with sit-on bar/breakfast counters.

Six practical appliances.

Advanced building security system.

As well, Ashdown Warehouse will be complemented by 20,000 square feet of retail space that will include an exciting new restaurant, deli and many other fine services.

IT'S THE LIFE FOR YOU

A total concept — ideally suited to meet your personal demands.

An unconventional, eclectic residence in a vibrant downtown location.

You'll be gaining more than a great lifestyle. You'll have the benefit of an excellent investment for the future.

PRESENTLY UNDERPRICED

Suites can still be purchased at about \$10,000. below market value — while the project is under construction. It is therefore to your advantage to consider purchase early — before completion.

You'll find the prices remarkable — from \$60,000 to \$139,900.

Presently, about 60% is already sold but an excellent choice of suites is still available.



BY APPOINTMENT ONLY

For construction safety and to provide personal attention, viewing arrangements are by appointment only.

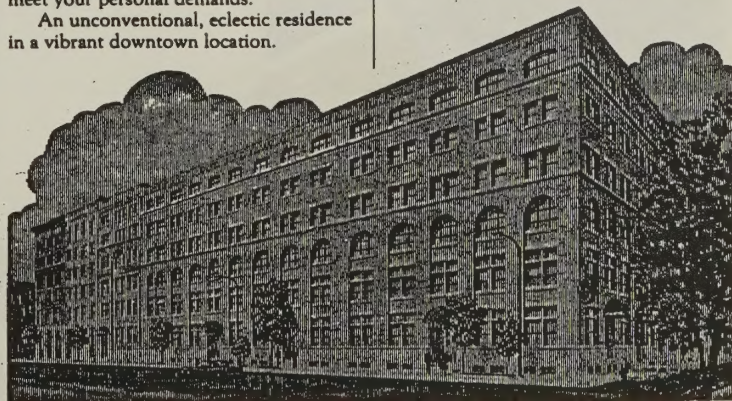
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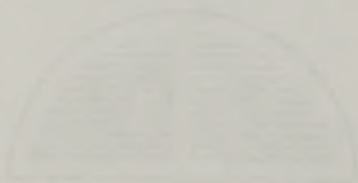
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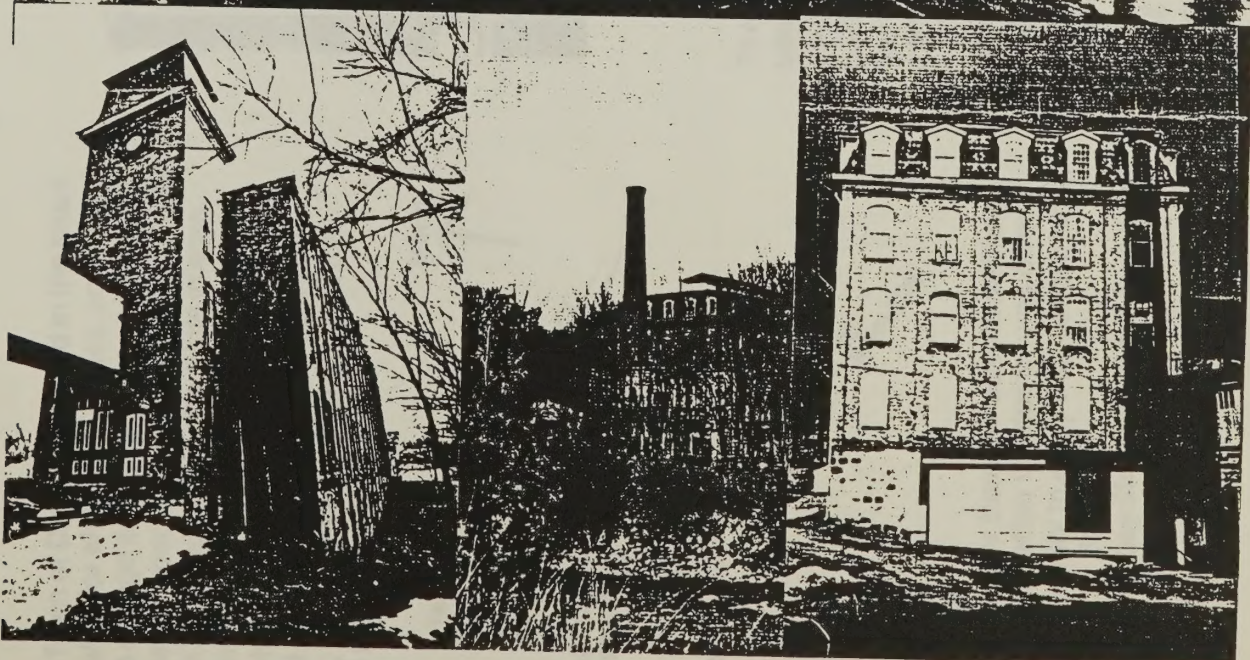
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5.

THE ATTACHED INFORMATION CONCERNS A CO-OPERATIVE ARTIST'S STUDIO/HOUSING PROJECT BEING DEVELOPED IN PARIS, ONTARIO. THE ORGANIZERS OF THIS PROJECT HAVE ASKED THE HAMILTON ARTISTS INC. TO INFORM IT'S MEMBERS OF THE PROPOSAL. IN ORDER TO RECEIVE SUBSIDIZATION FROM THE MINISTRY OF HOUSING, THE LEFT BANK STUDIOS GROUP MUST PROVE THERE IS A NEED IN THE COMMUNITY. INCLUDED WITH THE INFORMATION PACKAGE YOU WILL FIND A MINISTRY HOUSING FORM. IF YOU ARE INTERESTED IN THE PROJECT, PLEASE COMPLETE THE FORM AND RETURN IT TO THE HAMILTON ARTISTS INC.. SHOULD YOU REQUIRE ANY FURTHER INFORMATION, CONTACT NIAL GOOD AT (416) 769-1616.

Rec'd 6/24/91 jz.

NOTE: IF ENOUGH INDIVIDUALS IN THE HAMILTON AREA RESPOND, IT WILL SHOW A NEED FOR AFFORDABLE ARTIST'S HOUSING HERE AND SIMILAR PROJECTS COULD BE CONSIDERED FOR THIS AREA



THE FOLLOWING INFORMATION CONCERNING A CERTAIN INDIVIDUAL IS
FOR YOUR INFORMATION. THIS INDIVIDUAL IS CURRENTLY
EMPLOYED BY THE COMPANY OF THE FOLLOWING ADDRESS:
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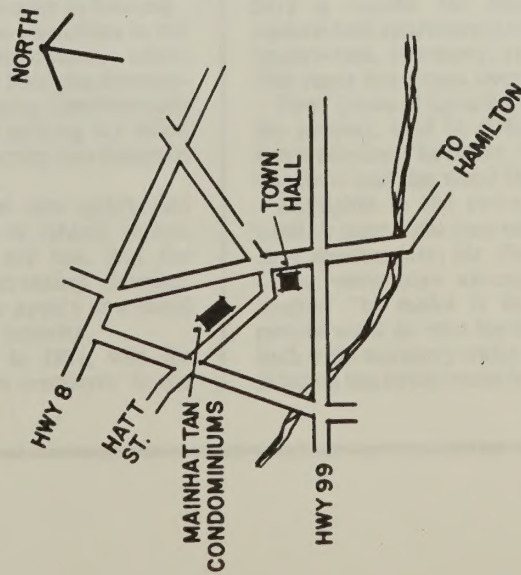
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The old Town of Dundas, nestled in the heart of the valley for almost 200 years, continues today to change and grow. The past 30 years have seen the population increase from 6,000 to 20,000 and the town's size triple in area.

Age and beauty go hand in hand and it is this contrast between the past and its many physical reminders, and the present and change, that might best characterize the Town of Dundas.



Located just around the corner from the downtown shopping area, Mainhattan condominiums offer a unique opportunity to enjoy traditional friendly service on your doorstep.

With present day lifestyles in mind we have created within yesterday's building fabric, habitats that are innovative, spacious and affordable.

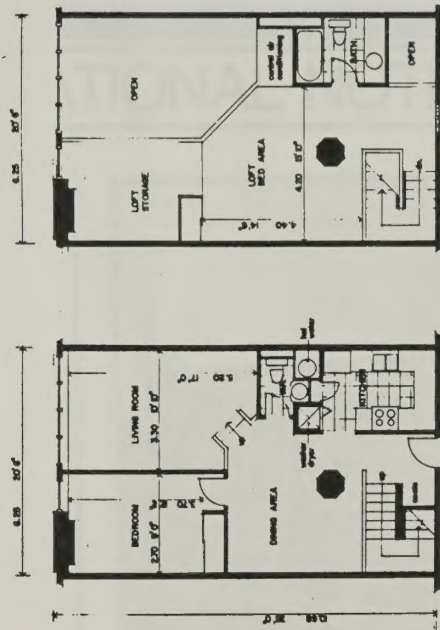


1918 Photograph

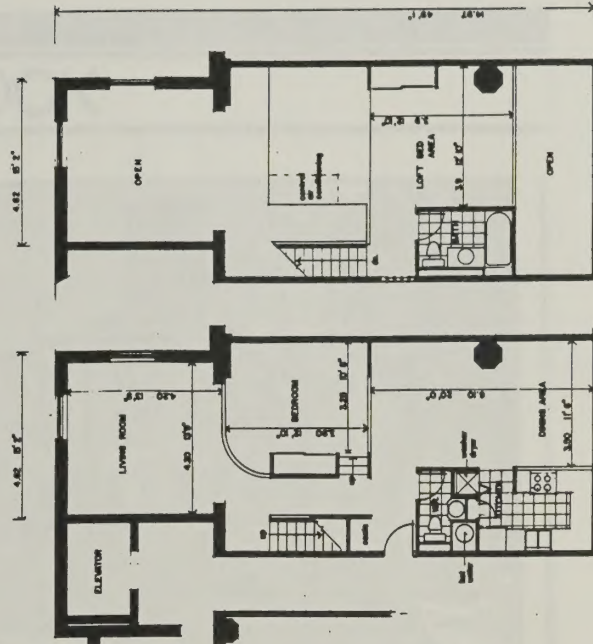
The original structure, completed in 1918, was used as a factory for the manufacture of machine tools. During the war years it was part of the Bertram Engineering Company of Dundas which in its heyday employed almost 1200 people.

The building has withstood the challenge of time and is now being rejuvenated by GALWAN CANADA LTD., the largest builder and developer in Dundas. With the assistance of local architect, Brian McKibbin, the new concept has been born.

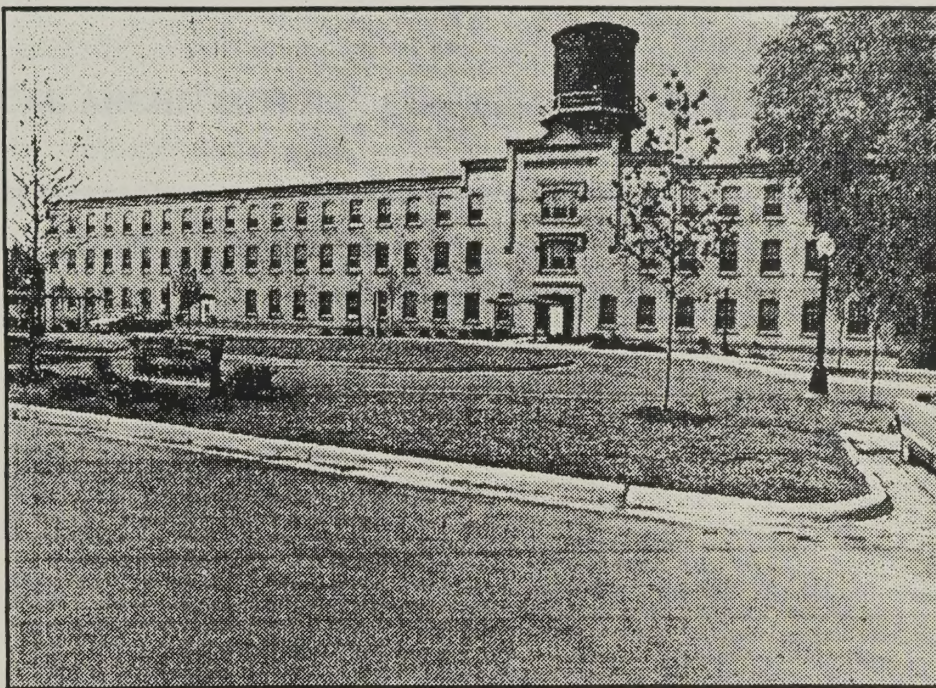
All units have been architecturally designed to give the maximum enjoyment to life styles.



A LOWER LEVEL PLAN 1238 sq. ft. UPPER LEVEL PLAN



B LOWER LEVEL PLAN 1182 sq. ft. UPPER LEVEL PLAN



The New York Times/Peter Yates

Factory under conversion to rental apartments, Grand Ledge, Mich.

Grand Ledge, Mich. Reincarnating A 1906 Factory

A STATE-FINANCED conversion of an abandoned chair factory into rental apartments has found a market in this middle-class residential community 10 miles west of Lansing.

The conversion of the 1906 building, near the steep shale cliffs along the Grand River that gave this city of 6,900 its name, is unusual in this part of the Middle West, which has few interesting structures suitable for conversion to housing.

There are currently no vacancies in the 50-unit Riverwalk Apartments, which opened in February, so both the developers and the state's Housing Development Authority say they are looking for more such projects. The authority has financed only a handful of them.

Riverwalk is the first new apartment project in five years in Grand Ledge, where vacancy rates are low. But the corridor has seen increasing development, with much of the area's new hotel space and commercial activity.

The factory, closed in 1981, was for many years the largest employer in the

city. The three-story, cream-colored brick building, on the National Register of Historic Places, has heavy timber floor supports and a rooftop water tank that fed an innovative fire sprinkler system.

Clyde Adcox, one of the four developers, said the success of the \$2.1 million project resulted from a 7.5 percent initial rate, with a 12 percent cap, on the \$1.9 million loan from the development authority, a property-tax abatement and tax credits from its designation as a historic building.

Ten of the units were set aside for low-income families who will be paying \$192 for a one-bedroom and \$242 for a two-bedroom after subsidies provided by a \$15,000 annual grant from the state authority.

Rents for the other units range from \$375 a month for one-bedroom, 600-square-foot apartments to \$590 for a 1,600-square-foot, two-story, two-bedroom loft. The rents are about average here.

Fred Dawe of Lansing, the architect for the project, said 14 different floor plans were required because of the location of windows and the wood floor supports.

Skylights in the two-story units were used to pour light into entry areas of the deep apartments; Mr. Dawe said the skylights were also among the amenities needed "to make it exciting to make people want to rent here." The 13- to 17-inch solid masonry walls were left uninsulated so the brick could be exposed inside,

L A C A C

6.

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 12 November 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: *Health Department Building*
1 Hunter Street East/ 74 Hughson Street South
Proposed Demolition for Parking Structure

RECOMMENDATION:

1. That, based on its architectural significance and "listed" status, the City not allow the demolition of the municipally-owned *Health Department Building*; and
2. That, this recommendation and accompanying background information be forwarded to the Urban Design Committee and CAPIC.

BACKGROUND:

1. At its meeting held November 2, the Urban Design Committee asked that a letter be sent to LACAC requesting the Committee to undertake an investigation of the former Health Department Building on Hunter Street East between James and Hughson and to submit its recommendations to the appropriate authority regarding designation or listing of the property (letter dated November 3 addressed to LACAC chairperson).
2. In June 1992 CAPIC first became aware of the possible demolition of the building for parking purposes. The Committee then requested that LACAC evaluate the building to determine its historical and architectural importance. The Research Sub-committee subsequently evaluated the building, concluding that it had particular architectural merit, both because of its innovative design and sensitivity to the site. Further research by staff has since confirmed the significance of this 1950s building (see attached research report).
3. At its last meeting held October 23, LACAC approved the Research Sub-committee's recommendation that (a) the *Health Department Building* be added to the City's Inventory of Buildings of Architectural and/or Historical Interest; and (b) given the urgency of the situation, that staff be requested to give priority to researching the building.
4. The physical condition of the building has not yet been fully assessed but information obtained from the present tenant (Regional Social Services Department - Team 8) suggests that the preservation and adaptive re-use of the former Health Centre would be a viable alternative to demolition and redevelopment. According to the unit supervisor, their lease has been extended until the end of March but no new location has as yet been found. The building is considered to be well suited to the space requirements of the Social Services unit, and with minimal repairs and retrofitting, could continue to provide satisfactory accommodation.
5. The Parking Authority of the City of Hamilton proposes to replace the existing building with a new multi-purpose building providing parking on two lower levels with one or two floors of commercial/ retail space above or, if this is not feasible, a 3-storey parking garage. The former option, to be undertaken as a joint venture with a private developer, would provide approximately 300 parking spaces as well as one or two floors of commercial space; the latter, to serve exclusively for parking, could

provide an additional 100 spaces. In both cases, entrances and exits would be located off Hughson and James.

If the property is acquired by the Parking Authority following the expiry of the tenant's lease at the end of March, the building will be demolished as soon as possible. In the event that the proposed new facility is not built immediately thereafter, it is anticipated that the site would be temporarily converted to a surface parking lot.

6. In response to a joint recommendation made by CAPIC and the Urban Design Committee (including their advisory sub-committees on the Hamilton GO Transit Centre) that the transfer of the building to the Parking Authority be put on hold until the necessary planning is completed for the area around the GO Centre, the Planning and Development Committee, at its last meeting held November 4 made the following requests:
 - a. that the plans for the proposed parking facility be submitted for review; and
 - b. that the Planning Department investigate the future need for additional parking around the GO Centre and the suitability of the surrounding area for more intensive parking use.
7. The pressure for additional parking lots/structures to service the new GO Centre and the detrimental impact on the existing urban fabric in the immediate vicinity (particularly buildings and areas of heritage value) needs to be addressed in a comprehensive manner. Signs of the erosion which could take place are already evident with the demolition of the Dare Foods Factory, the site of which is soon to become a privately operated parking lot. GO Transit has not dealt with the parking issue, as the proposed GO Centre is intended to primarily serve pedestrians and commuters using public transit, with the Aldershot station serving commuters with arriving by car.

CAPIC, the Urban Design Committee (and its GO Advisory Sub-committee), have all gone on record as favouring a more pedestrian-oriented environment for the downtown core. Possible ways of achieving this, particularly in the immediate vicinity of the GO Station, have been explored in the *Guidelines for an Integrated Central Business District Focus Area*, prepared by architect John Mokrycke (slide presentation made to LACAC at its July meeting).

HEALTH DEPARTMENT BUILDING

1 Hunter Street East/ 74 Hughson Street South

DATE OF CONSTRUCTION: 1953-4

ARCHITECT: City architect, Stanley M. Roscoe

CONTRACTOR: Cooper Construction Company Ltd.

OWNER: originally and still the City of Hamilton

ORIGINAL USE/ NAME

City of Hamilton Health Centre

Facilities provided included a tuberculosis clinic (1st floor); dental clinic (2nd floor; pre-natal, post-natal and baby clinics (2nd floor); and administrative offices (3rd floor)

PRESENT TENANT

Hamilton-Wentworth Region Social Services Department (team 8)

DESIGN, CONSTRUCTION AND SETTING

3-storey structure with precast concrete floors and walls and supporting columns at west end; ground (1st) floor entrance on Hunter and main entrance on Hughson (2nd floor level)

Exterior features: facing of brick and precast concrete with large proportion of window glazing; building appears to float above ground - achieved through use of floor to ceiling windows on lower floor and slender columns at west end; horizontal band windows with projecting pre-cast concrete overhangs; precast concrete panelling below each band of windows; horizontal band windows facing west equipped with aluminum louvres for sun control; main entrance facade (east) with large plate glass window (stairwell), louvred wood canopy (removed in recent years), and concrete panel with cut-out design.

Interior features: flexible interior space created by use of movable/ folding partitions; light oak wood trim.

Setting/landscaping: well-integrated with site: design maximizes potential of sloping site, both aesthetically and functionally (in terms of access provided at two levels); relates well to existing row of trees along Hunter Street (preserved as part of original landscaping plan which also included foundation shrubbery, and flagstone patio and field stone retaining walls around Hughson Street entrance).

Historical Significance

First building to serve exclusively as a health centre for the City of Hamilton (previously located in the old Hamilton Art Gallery building on Main Street West, which was subsequently demolished).

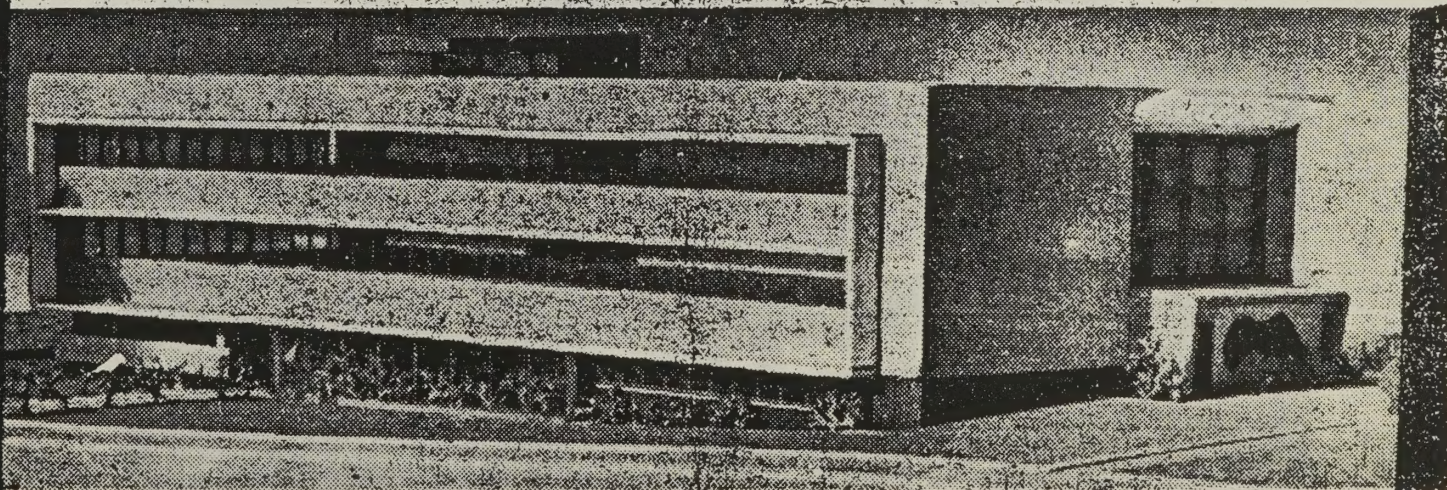
Architectural Significance

One of the earliest buildings designed by Stanley Roscoe, following his appointment as first City Architect (Architecture Department established by City Council in January 1952). NOTE: Hamilton was the first city in Canada to employ a staff architect for major projects.

One of the most noteworthy of more than 50 municipal buildings designed by Stanley Roscoe while serving as City Architect (1952 through 1960), including the new City Hall completed in 1960. Other important projects identified on attached list.

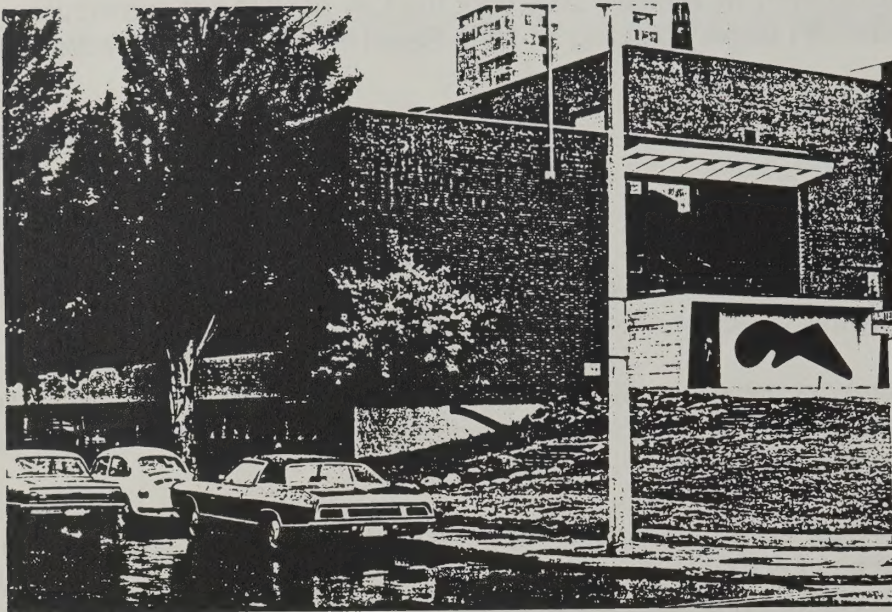
Roscoe's early buildings were among the first, if not the first in Hamilton, to fully embrace the "International Style", which did not make its appearance in this city until the post-World War II graduates of architecture entered practice. Notable buildings designed by the pre-war generation of architects practising in Hamilton at the time were much more traditional in form and detailing: Hamilton Harbour Commissioners' Administration Building, 1953; Hamilton Art Gallery, 1953 (photos attached).

Architect Gives New Look to Hamilton Buildings



New health building now being constructed is a steel frame structure with very extensive use of precast concrete. It will house a general practitioner clinic, prenatal clinic and offices of the medical officer of health.

HEALTH DEPARTMENT BUILDING



Early 1970s view showing Hughson Street entrance with original louvred wood canopy.



Hunter Street facade, July 1992

Specialist June 1953

HAMILTON'S HEALTH CENTRE

Gleaming New Building Combination Of Glass, Concrete And 1,000 Ideas

Jack Miller

Hamilton's new health centre, which opens soon, is a monument of glass, concrete and 1,000 ideas. You can see the glass and concrete and it will leave you down on the "whys" behind the myriad features will show that despite its modernistic beauty the greatest asset of the Hunter Street edifice is its functional side.

Dr. L. A. Clarke, the city's medical officer of health, explained them. No one else could be more qualified to do so. In fact, few others really know this building, because it was Dr. Clarke who literally stood at the shoulder of City Architect Stanley Roscoe while the original plans were carefully laid out.

Why, for instance, should only one office door in the entire building have a Dutch door, the type where the bottom and top halves can be opened separately? To keep people from going into the wrong office, that's why. This office is right inside the main door on the bottom floor. It's a secretary's office and people might naturally just walk in if they didn't know they were supposed to go to the desk across the room. With only the top half of the door open, they can't go too far out of their way. And

the secretary will have fewer interruptions. A little point, but Mr. Roscoe and Dr. Clarke have kept the little points in mind along with big ones.

Carriage Ramp

More widely appreciated, possibly, will be the fact that a ramp, instead of steps, lead up the slight incline from John Street to the main floor doorway. There is no step at the door, either. "Mothers will be pushing a baby (carriages up there," Dr. Clarke explains. He then slyly points to the metal strips that shield the wooden door sills up to one foot above the floor. That's to guard against chipping by hubcaps of buggies manoeuvred by women drivers.

Taking the convenience theme even further, there is summer parking space for buggies on the porch behind the modernistic facade, and winter parking space inside the building.

Outside the John Street door is short-term parking space for doctors or patients who are in a hurry. Doctors can dash to the information desk just inside, get reports, or medical supplies out of the handy refrigerator, and dash off again. Staff members can park all day on the lot at

the other end of the building. That lot serves as a cover for the heating plant's oil tank. Dr. Clarke had to argue with "the concrete people" to save his flagstone entrance, but he persisted, as usual, and won. "It looks so much nicer," he says. He's right.

The entire bottom floor, entered from Hunter Street, serves as the T.B. clinic, under Dr. Agnes Walker. Dressing cubicles at the east end are situated in the middle of the building. Just another handy little twist for patients who must use both the X-ray room on the north side and the examining rooms (five of them) on the south. They can dress on the way.

In three of the examining rooms, X-ray view boxes are set in rows of three so doctors can see a patient's record from present and past, years together to assess progress.

Dental Clinic

In Dr. J. B. Dore's main floor dental clinic, there is a separate X-ray room and dark room, just like in the T.B. clinic below. X-ray films, along with a variety of other records and such items as civil defence first-aid kits and stretchers, are to be stored in the files room on the bottom

floor against the east wall. That wall is below ground level, making it likely the room would still be there if a bomb should ever hit.

The furnace room is at the west end of the bottom floor. The high-speed efficient little boiler was silent yesterday, but the big air conditioner was working, washing, and pumping it to every room. It was working very well at that.

On the bottom and main floors, big central waiting rooms can double as auditoriums. Part of this space on the main floor can be closed off by folding walls for a play-therapy space for young psychiatric patients. Head psychiatrist Dr. A. C. Church can watch the youngsters from his adjoining office through one-way glass.

Other main offices are on the top floor. Dr. J. S. Kitching, in charge of school health, is there; also chief inspector Dr. John Blacklock, head nurse Mrs. Agnes Hagarth and chief clerk Ernest Picton.

In Dr. Clarke's own office at the south-east corner, a sliding wall opens to give more space for the board room along the east wall. A 23-foot bookcase runs along that wall through both rooms to serve as a reference library.

And Health Board members won't have to lay their coats over the nearest chair as at present in the cramped basement of the old Main Street West building. There's a good-sized coat closet. That will be appreciated.

There's even a recess in the board room wall for a table for the press.

That will be appreciated too.

ONTARIO

A Taste for Modern

When Hamilton, Ont. was at the peak of its postwar building boom a decade ago, newly elected Controller Arnott Hicks suggested that the city hire its own salaried architect, and thus save high architect's commissions. The city council agreed, and Hamilton became Canada's

25

first city to employ a staff architect for major projects. That decision has given Hamilton ten years of lively argument—and some of the most interesting modern architecture in Canada.

Last week Hamilton's city council met for the first time in the most talked-about building of the lot; the new \$9,300,000 boomerang-shaped city hall. A glass-and-steel showcase rising above a civic square, the eight-story building is to be ceremonially opened by Canada's Governor General George Philias Vanier next week. After four years of hard work and harsh arguments, it is a tribute to Hamilton's staff architect, Stanley Maurice Roscoe.

Rooms with a View. Born in Winnipeg 39 years ago, Roscoe did not at first consider architecture his calling. Son of a secondary school teacher, he graduated from Manitoba Teachers College in 1942 and headed for a classroom career. A three-year stint in the Royal Canadian Navy (mostly on destroyers and corvettes in the North Atlantic) changed his mind. Visiting U.S. cities, he was stunned by the modern architecture; after his discharge, he enrolled in the University of Manitoba's School of Architecture. Graduating in 1949, he helped design Winnipeg's new Maternity Hospital, went on to the Hamilton architectural firm of Kyles and Kyles, where he designed the city's Nora-Frances Henderson Hospital, a smart reinforced-concrete mountaintop building with a view from each room.

As Hamilton's staff architect (starting at \$6,000 a year), Roscoe has designed more than 50 municipal buildings, ranging from a fire department training tower to the city hall. A champion of art-in-architecture, he raised a storm in 1954 by ordering an abstract statue for the garden of the city's \$325,000 public health building, stirred interest a year later with an

ultramodern home for the aged that "makes the old folks want to live." Roscoe lost some fights with his projects committee; more often he argued until it gave in from sheer fatigue. Says he: "I suppose the secret was that I didn't care if they fired me."

One Plan, One Planner. Roscoe's biggest fight was for a modern city hall. Some council members wanted the building to suggest "the traditional history of this city." Others tried to get an older, more traditional architect to supervise him. Roscoe stubbornly stuck to his one-plan, one-planner stand, agreed only to listen to suggestions from a consultant, Toronto University Professor Eric Arthur, who, it turned out, supported Roscoe all the way.

When Roscoe ordered city hall's façade built out of Cherokee white marble imported from Georgia, local limestone dealers got the city hall committee to cancel the order. Roscoe patiently explained that limestone would need a new steel structure, got his way. He also won a decent public-address system, modern furniture, and a fountain pool. One fight he lost: what kind of art should hang in the building. "The city hall is no place for abstract art," roared Controller Jack MacDonald.

By juxtaposing colorful furniture with stark marble walls, offsetting the coldness of high ceilings with the warmth of natural wood panels and bright rugs, Roscoe thinks that he has achieved his goal. "My object," he says, "was to give the place dignity yet add the human note so essential to municipal government."

It is also one of Roscoe's last projects as a staff architect. He figures that even deducting his salary (now \$11,000 a year), he has saved Hamilton at least \$500,000 in architect fees over the last nine years. On Jan. 1, he will start his own practice, hoping to do as well for himself.



ARCHITECT ROSCOE & HAMILTON CITY HALL
Now to do as well for himself.

Gerry Kainz—Hamilton Spectator

ARCHITECTURE IN HAMILTON, 1950-1960

(date completed)

NOTEWORTHY BUILDINGS DESIGNED BY CITY ARCHITECT STANLEY ROSCOE

Fire Station, Main Street West opposite McMaster University (1952)
Chedoke Golf Club, Pro Shop (1953)
Health Centre (1953)
Macassa Lodge, residential complex for the elderly on the Mountain (1956)
Westdale Public Library (1957)

Hamilton City Hall (1959-60) - first recipient of design award established by Hamilton Chapter of the Ontario Association of Architects

REPRESENTATIVE SELECTION OF BUILDINGS DESIGNED BY OTHER LOCAL ARCHITECTS

(excluding schools, churches and private residences)

Hamilton Hydro Office Building (1951), George T. Evans; top three storeys added at a later date

Hamilton Automobile Club Headquarters (1951), 393 Main Street East, George T. Evans
(completely rebuilt in 1977)

Hamilton Art Gallery, Westdale (1953); demolished in 1977 for construction of McMaster Medical Centre

Hamilton Harbour Commissioners' Administration Building (1953), Murton & Evans

McMaster University - Physical Sciences Building (begun 1953), William Souter & Associates

Bank of Nova Scotia, 12-14 King Street East, Charles Lenz (McDonnell & Lenz), 1954

National Revenue Building (1955), Hugh D. Robertson and Gustave Brault (chief architect of Department of Public Works)

Nora-Frances Henderson Hospital (1957), Kyles & Kyles

Hamilton Psychiatric Hospital - Auchmar Complexes and Health Laboratory (1959), Kyles & Kyles

McMaster University - Engineering Building (begun 1958), William R. Souter & Associates

Wentworth County Courthouse (1959), Prack & Prack

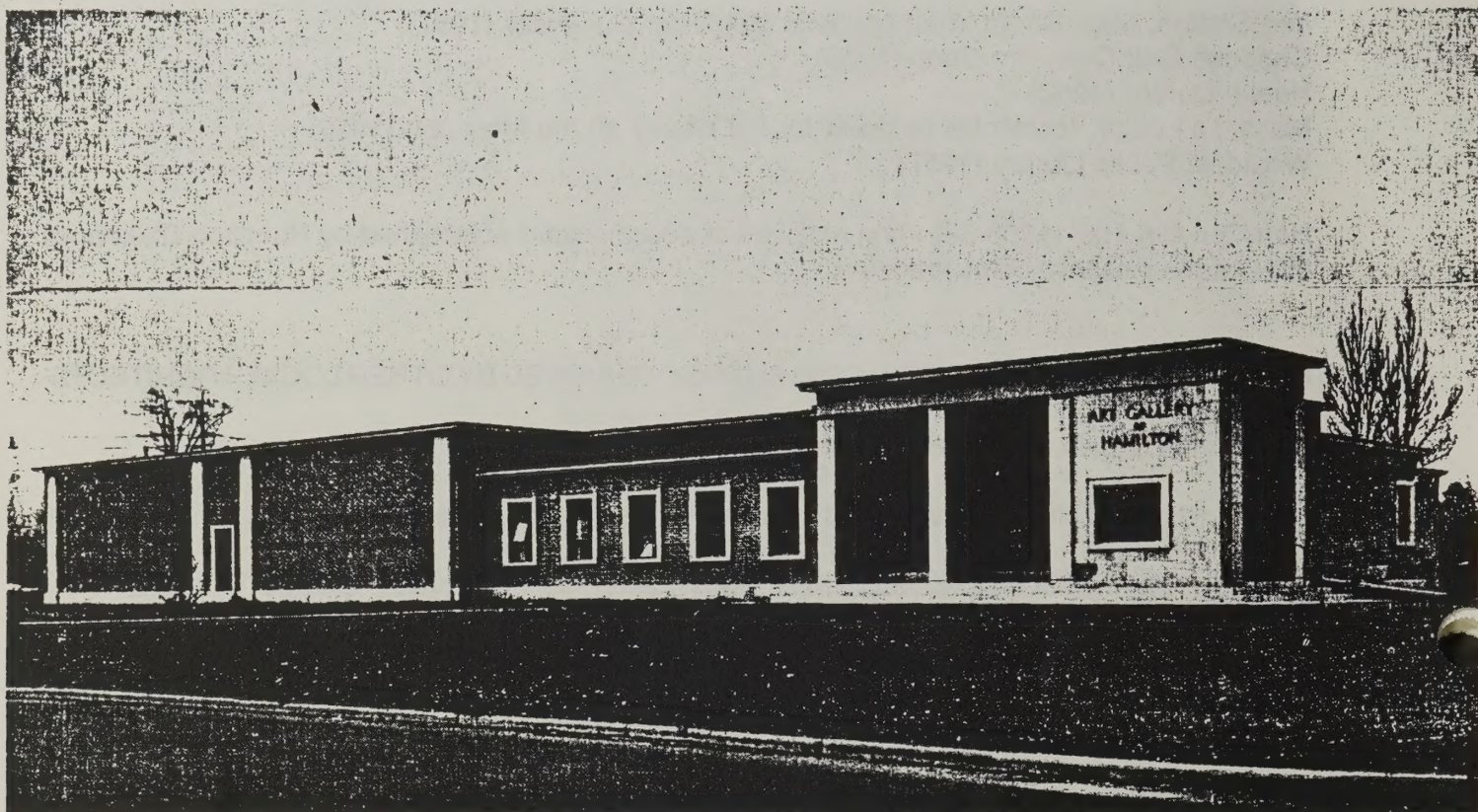
Grand [Masonic] Lodge Memorial Building, 363 King Street West (1960), George T. Evans

The Art Gallery News

Hamilton, Nov., 1953
Vol. 4, No. 6

Published four times yearly by the Art Gallery of Hamilton and distributed to Members and Friends of the Gallery. Address all communications to the Art Gallery of Hamilton, Main St. W. at Forsyth Ave., Hamilton

F. W. HUNNISETT, Editor
H. L. RINN, Asst. Editor



OPENING OF THE NEW GALLERY

The new Art Gallery of Hamilton will be officially opened by His Excellency Right Honourable Vincent Massey, C.H., LL.D., Governor-General of Canada, at 8.00 p.m. Saturday, December 12th.

Due to the accommodation available, it is only possible to issue admittance tickets to the opening ceremonies to Members and Donors. However, the Gallery will be open to the public at 2.00 p.m. Sunday, December 13th, and daily thereafter except Mondays, from 10.00 a.m. to 5.00 p.m., and from 2.00 to 5.00 p.m. on Sundays. The Gallery will also be open on Thursday evenings (beginning December 17th) from 8.00 p.m. until 10.00 p.m. Admittance free.

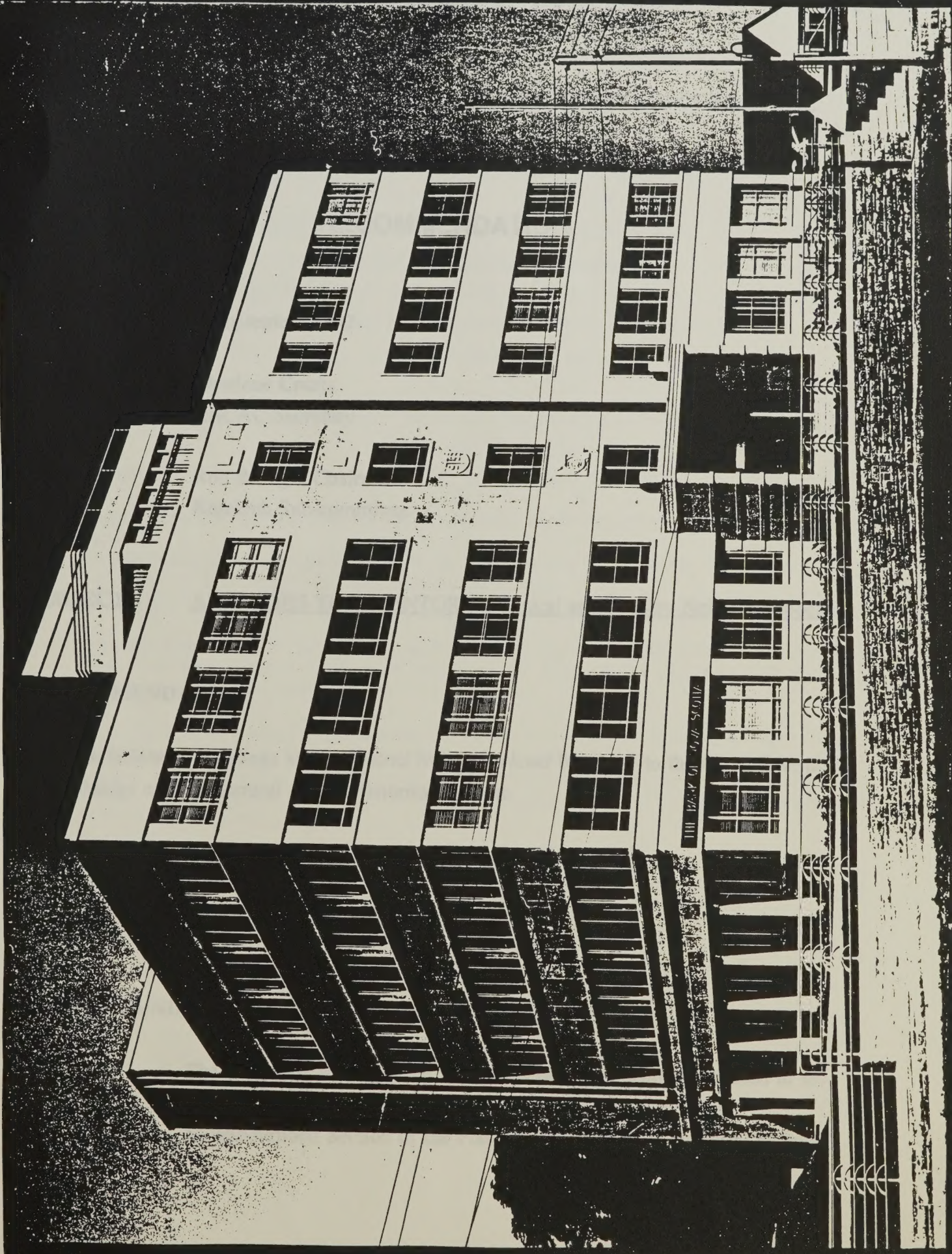
His Excellency will unveil a plaque located in the

foyer, which is inscribed as follows: "This building erected through bequests, a grant from the Corporation of the City of Hamilton and with donations from citizens and corporations, was opened on the 12th of December, 1953, by His Excellency Right Honourable Vincent Massey, C.H., LL.D., Governor-General of Canada."

The opening of the Gallery provides new opportunities for the appreciation of Art in Hamilton. It is the fervent hope of the Governors and Directors that all classes and ages of the citizens of Hamilton and visitors will find the Gallery and its changing exhibitions a source of pleasure and an artistic and cultural inspiration.

HARBOUR ADMINISTRATION BUILDING
605 JAMES STREET NORTH

1955 PHOTOGRAPH



L A C A C

7.

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 4 September 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: ADDITIONS TO INVENTORY - Central and Beasley Neighbourhoods

RECOMMENDATION:

That the following buildings in the *Central Neighbourhood* be added to the City's Inventory of Buildings of Architectural and/or Historical Interest:

Caroline Street North: 179; 181; 183; 207; 209; 211; 213.

Railway Street: 13; 15; 17; 19; 27; 29; 32; 34.

BACKGROUND:

1. The above list is the second in a series of recommended additions to the Inventory for the *Central and Beasley Neighbourhoods*. The Neighbourhood Section of the Planning Department is currently reviewing

the Plans for these two neighbourhoods and have requested an up-to-date list of *designated* and *listed* buildings for this review.

2. Part of the project undertaken by summer students Erika Shaker and Jean-Louis Rivard was to update the card index and photographic record of the Central and Beasley Neighbourhoods.
3. On the basis of the updated records, the Research Sub-committee is systematically evaluating each building for its eligibility for listing on the Inventory, based on architectural and historical criteria. In addition, each building was rated for contextual value, based on its relationship with its surroundings or its landmark status.
4. Map and photographs available at meeting (and also by contacting Heritage Planning staff beforehand).

82.

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

DATE: October 7, 1992

TIME: 5:15 p.m.

PLACE: Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler
Jeff Sokol
Ivona Tanska-Stepien
Nina Chapple
Ann Gillespie
Joy Dubbeld

ABSENT: Jane Rigby
John Mokrycke

1. **Approval of Research Sub-committee minutes of August 26, 1992.**
2. **Applications to Building Department for demolition permits; proposed use for parking lot space:**
former McPherson Shoe Factory, 79 John St. S/84 Jackson St. E. (listed);
127-129 Bay Street North - Hamilton Auto supply (listed);
Adas Israel Synagogue, Cannon Street (not listed).

Heritage Planning Staff was informed by the Building Department that applications have been submitted for the above buildings, of which two are listed on the Inventory of Buildings of Architectural and/or Historical Interest.

The only building referred to the Planning and Development Committee (at its meeting of October 7, 1992) was the semi-detached 127-129 Bay Street North, because of the apartments on the second storey. The other buildings, zoned for industrial/commercial as opposed to residential use, would not normally be referred by the Building Department to the Planning and Development Committee or Council.

In Toronto and London by-laws are in effect which impose demolition control (ie. plans to be approved before building can be demolished) on commercial/industrial buildings, but only those which are designated.

This focuses attention once again on the demolition of vacant buildings for parking lots. Courses of action to guard against demolition of a similar nature were discussed:

- 1) to assemble a proactive package which could be sent to owners of vacant buildings, presenting alternatives to demolition, such as adaptive re-use and sources of funding for rehabilitation. The owner could also be advised of the current zoning on the property;
- 2) to investigate how demolition of a building affects the subsequent assessment of taxes;

- 3) to recommend that the Planning Department reactivate the parking lot study.

A recommendation to study the establishment of a separate zone for parking lots was also discussed.

3. Recommendations for potential sites for designated property plaques

The Joint Plaquing Sub-committee has requested a suggested site for one additional plaque for 1992. Since the Sub-committee will be asking for more suggestions in 1993, as additional funding becomes available, it would be more time-efficient to suggest several desirable sites for the Plaquing Sub-committee.

Recommendations to LACAC (in order of priority):

- 1) **MacNab Charles Heritage Conservation District (Church and adjacent rowhouses)**
The prime reason for this choice is that it is the first heritage conservation district in the downtown area.

In anticipation of pressures to redevelop the area within a 4-5 block radius of the GO station, it would be expedient to draw attention to the heritage value of the buildings within the area. In addition, the MacNab-Charles HCD is within walking distance of most of the currently plaqued buildings.

Special provisions may have to be made for plaquing a designated heritage conservation district (previous plaques have been mounted directly on a solitary building), but the advantages will outweigh any additional expense.

- 2) **913 Beach Boulevard (The Moorings)**
Although not within walking distance of the downtown core, The Moorings was the first major restoration in the Beach area, encouraging other homeowners in the neighbourhood to follow suit.

- 3) **Brass Foundry (255-265 James Street North)**
The owners of this building also set an example by successfully rehabilitating apartments above the commercial ground level, stimulating further residential development by other James Street heritage property owners.

In addition, it was proposed that a standard letter be sent to owners of designated buildings, advising them of the plaquing program and offering plaques for sale at cost price.

5. Parks Division, Public Works Department: Proposed projects

The Research Sub-committee was given a brief update on

- 1) a new entrance gate to Gage Park (northwest entrance)
- 2) the "housing" for a pumping station in Kinsmen's Park, Beach Blvd., which will also provide washroom facilities. This is a project of Transportation/Environmental services group, but the exterior is being designed by the Parks Division.

6. TH&B/GO Station photographs

Nina Chapple has located and obtained photo's of an article from Construction Magazine, 1933, featuring the "new" TH&B Station, and presented them for the information of the committee.

7. Update on sale of Custom House

8. **Health Centre/Health Department Building: 74 Hughson St. South/1 Hunter St. East**

The building was designed by City Architect Stanley Roscoe and constructed 1953-54.

At the request of CAPIC, the Research Sub-committee evaluated this City-owned building, which the Hamilton Parking Authority is planning to demolish.

It was suggested that the building represents one of the better examples of 1950's public architecture in Hamilton, and could be one of the first significant municipal buildings of the century. The tree plantings on the property significantly enhance the building's site and are also worthy of preservation.

An evaluation determined that the Research Sub-committee recommend to LACAC that the building is worthy of listing.

LACAC RESEARCH SUB-COMMITTEE MEETING

MINUTES

DATE: October 28, 1992

TIME: 5:15 p.m.

PLACE: Planning Department Library

PRESENT: Rob Brough, Chairman
Tony Butler
Jane Rigby
Jeff Sokol
Ivona Tanska-Stepien
Nina Chapple
Ann Gillespie
Joy Dubbeld

GUESTS: Brian McKibbin, Architect; David Ivory, owner of Ivory's Restaurant

ABSENT: John Mokrycke

1. **Receipt of Research Sub-committee minutes of August 26, 1992, for approval at meeting of November 11.**
2. **Presentation by Brian McKibbin, architect, on proposed plan for Ivory's restaurant, 25 Hess Street South**

Background:

At its meeting of May 20, 1992, the Research Sub-committee was requested to comment on an application for a modification in zoning to permit a second floor addition to the rear of the existing restaurant and a second level outdoor patio addition to the front of the existing building.

Of the above alterations, the addition of a second level patio (balcony) at the front of the building is of prime concern to LACAC. The following comments were made on May 20:

- "• the addition, as proposed, is out of character with the building and the streetscape;
- the materials proposed (steel and aluminum), are inappropriate to the style and brick construction of the house;
- the house might have had a front porch with balcony and an appropriately designed porch might be acceptable.

The conclusion was that although the design was not satisfactory as proposed, research of the original house (through archival photographs, for example) might present an acceptable alternative."

The Hess Village Merchant's Association and a number of residents in the vicinity voiced their opposition to the proposal at the Planning and Development Committee meeting of June 24, 1992. The Committee tabled the matter to allow the applicants to meet with the merchant's association and LACAC.

Presentation:

Brian McKibbin advised the Research Sub-committee that there had been a meeting with the Hess Village Merchants Assn., but that they had not reached a mutually satisfactory agreement.

He outlined three options for the proposed second level balcony:

- a) the originally presented plan, on which comments have already been made (above);
- b) the basic steel framework of plan a), clad with wood and painted;
- c) a smaller, enclosed balcony.

Brian McKibbin informed the Research Sub-committee that option c) does not require rezoning and meets all existing building code requirements.

David Ivory mentioned that he had a photograph of the house with a second floor balcony, and that he would provide the Research Sub-committee with a copy.

Comments by Research Sub-committee:

It was noted that the following comments were exclusively on the design of the balcony and were not influenced by zoning or community issues.

The proposed balcony (options a & b) is too far forward (15' from the building) and too high off the ground (15' plus 3'9" railing). The discrepancy in scale between the building and balcony is more conspicuous because there is no first floor porch. (It was commented that the large proportions leave the impression of a porte cochere.) In conclusion, options a) & b) as presented were considered inappropriate to the style of the house.

The treatment of option b) (steel framework balcony clad with wood and painted) would be more appropriate to the style of the house than option a), but it was reiterated that it would only be preferable if downsized from the original proposal.

The committee did not comment on option c) because it does not require a modification to the zoning district provisions.

3. Evaluation of buildings for Inventory, Central and Beasley Neighbourhoods.

Background:

The following list is the second in a series of additions to the Inventory for the Central and Beasley Neighbourhoods.

On the basis of a recently updated card index and photographic records, the Research Sub-committee is systematically evaluating each building for its eligibility for listing on the Inventory.

Recommendation:

That the following buildings in the Central Neighbourhood be added to the City's Inventory of Buildings of Architectural and/or Historical Interest:

Caroline Street North: 179; 181; 183; 207; 209; 211; 213.

Railway Street: 13; 15; 17; 19; 27; 29; 32; 34.

The first part of the report is a summary of the project objectives and aims. This is followed by a detailed description of the methodology used in the study.

The second part of the report presents the results of the study. This is followed by a discussion of the findings and their implications.

The third part of the report is a conclusion. This is followed by a list of references and a list of appendices.

The fourth part of the report is a list of references. This is followed by a list of appendices.

The fifth part of the report is a list of appendices. This is followed by a list of references.

The sixth part of the report is a list of references. This is followed by a list of appendices.

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The twenty-eighth part of the report is a list of references. This is followed by a list of appendices.

The twenty-ninth part of the report is a list of appendices. This is followed by a list of references.

The thirtieth part of the report is a list of references. This is followed by a list of appendices.

86.

JOINT PLAQUING SUB - COMMITTEE
THURSDAY, SEPTEMBER 10, 1992
12 NOON - ROOM 219, CITY HALL

MINUTES OF THE MEETING

Present: Dennis Missett, Alderman McCulloch, Gordon Birk, Jeff Martin,
Brian Henley, Ken Bennett, Joy Dubbeld, Mariynn Havelka

1. The minutes from the meeting of 1992 July 14 were received and moved by Brian Henley and seconded by Alderman McCulloch.
2. Business Arising out of the Minutes - Brian Henley informed the Committee that the Library had ordered the Terryberry Plaque and that hopefully during Library Week (starting October 19th) the plaque could be erected. Brian said he would keep the Committee advised.
3. Gibson Plaque Installation - the committee discussed the upcoming installation of the Gibson plaque which will be erected in the ^{Kelly}parquette outside of the Royal Connaught Hotel. Dennis Missett checked with the Downtown BIA to see if any upcoming events were scheduled so that the activity could possibly be twinned. He announced that no events were upcoming. Alderman McCulloch suggested that the plaque ceremony take place after the Remembrance Day Ceremony (November 11) at the Cenotaph. The plaque unveiling could be scheduled at 12 noon followed by a small reception held in the lobby of the Royal Connaught Hotel. Alderman McCulloch agreed to investigate possible funding for the reception and will also follow up by contacting the RHLI to see if they could take part in the ceremony. The committee were in favour of this initiative and Marilynn Havelka was to begin organizing.
4. The Committee agreed at their last meeting that the next selection for a commemorative plaque would be the James Street Incline. Dennis Missett suggested that it could be a two sided plaque installed at the top of the mountain. One side could describe the Incline while the other side could refer to the Mountainview Hotel which was formerly located on the mountain brow. Brian Henley agreed to draft wording (approximately 210-220 words) for the James Street Incline Plaque with the assistance of Jeff Martin and Dennis Missett.

Joy Dubbeld reported that LACAC has not yet chosen their next two designation and would be doing so shortly and subsequently advise the Committee.
5. Discussion ensued on whether the plaquing budget could be increased for the 1993 budget submission.
6. It was moved by Gordon Birk that the meeting be adjourned.

Refreshments have been graciously provided by
the Hamilton Veterans Committee

Reception facility courtesy of The Royal
Connaught Hotel

The Joint Plaquing Sub-committee is composed of
two members of the Local Architectural
Conservation Advisory Committee and two
members of the Hamilton Historical Board
as well as one Alderman.

Dennis Missett - Committee Chair
Brian Henley - Committee Vice-Chair
Alderman William McCulloch

Gordon Birk
Jeff Martin

Diane Dent - Chair - LACAC

Ken Bennett - Chair - Hamilton Historical Board

Staff Members: Nina Chapple, Joy Dubbeld,
Marilynn Havelka

Refreshments following the ceremony will be
held in the Dundurn Room, The Royal
Connaught Hotel.



THE UNVEILING OF AN

HISTORICAL PLAQUE

IN COMMEMORATION OF

SIR JOHN MORISON GIBSON

1842 - 1929

Wednesday, November 11, 1992

11:45 a.m.

at Gore Park

Sponsored by the Corporation of the City of Hamilton

PROGRAM

Welcome:

*Dennis Missett, Chairman
Joint Plaquing Sub-committee
(Hamilton Historical Board
and LACAC)*

Greetings:

*His Worship
Mayor Robert M. Morrow
City of Hamilton*

Comments:

Colin Gibson

UNVEILING

Dedication:

Rev. T. Melville Bailey

CLOSING REMARKS

Colour Party:

*Royal Hamilton Light Infantry
Veterans Association*

SIR JOHN MORISON GIBSON

1842 - 1929

Lawyer, politician and businessman, John Gibson was a tireless proponent of the economic advancement of Hamilton. Gibson's Hamilton-focused business interests encompassed real estate development, industrial promotion, the provision of internal urban services such as utilities and streetcars, and the organization and operation of interurban electric railways. In 1896, as one of a group of local businessmen known colloquially as the "Five Johns", he helped to found the Cataract Power Company, later renamed Dominion Power and Transmission. By the early 1900s, companies in which he was a principal dominated the hydroelectricity supply system and the radial railway network of the Hamilton Niagara region. Gibson was instrumental in bringing the Westinghouse Manufacturing Company to Hamilton and in founding the Hamilton Steel and Iron Company, a forerunner of Stelco. He served as first president of National Steel Car. An ardent militia supporter and acclaimed rifleman, Gibson was commanding officer of the Thirteenth Battalion from 1886 to 1895. He served in the Mowat, Hardy, and Ross provincial Liberal governments where he was responsible for the 1893 Act which led to the formation of Children's Aid Societies in Ontario. Gibson was first president of the Canadian Red Cross and served as Lieutenant governor of Ontario from 1908 to 1914.

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23. The twenty-third of the three	24. The twenty-fourth of the three
25. The twenty-fifth of the three	26. The twenty-sixth of the three
27. The twenty-seventh of the three	28. The twenty-eighth of the three
29. The twenty-ninth of the three	30. The thirtieth of the three

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 3. The third of the three

CITY OF HAMILTON

- INFORMATION -

10

DATE: November 13, 1992.

REPORT TO: Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee
City Clerk's

FROM: J. H. Robinson
Co-ordinator of Housing Loans
Building Department - Loans Division

SUBJECT: Community Heritage Trust Fund
Loan Security and Defaults

BACKGROUND:

The committee, at its last meeting 1992 October 19, asked that a report be prepared informing them of any Heritage loan defaults and also providing background on what measures are taken in order to protect the City's interest.

LOAN PERFORMANCE:

It should be noted that there has never been a Heritage loan default; the only blemish on a perfect record is that one application's monthly payment was reduced to interest only by agreement of City Council. Nevertheless, a scheduled monthly payment has never been missed.

LENDING PRACTICES:

The protection of the City's interest can best be understood in the context of the following four topics.

Loan Security:

The Agreement which funded the Province's portion of the Community Heritage

Trust Fund requires that the City secure any loans. The manner of securing them is not specified. Thus, City practice on all of its directly funded loans programmes is followed; loans are secured by liens registered on title and also by personal promissory notes.

Lending Practices:

An applicant, to qualify for a loan, must agree to the registration of the lien on the property, and the promissory note. A lien must represent a claim on real value in the property, so the amount of the loan must be less than the market value of the property less any existing mortgages, claims or judgements. A lien is not normally registered behind more than 2 other instruments.

A title search is done before loan commitment to verify the obligations registered. Property tax status is confirmed and any arrears must be paid.

The ability, within normal lending guidelines, of the borrower to afford the monthly payments, is also scrutinized before a loan is offered.

Missed Loan Payments:

The first missed loan payment results in letters from the Treasury Department and, subsequently, personal consultation from the Loans Division.

Normally, failure to formally address the missed payments within two payment periods results in a Planning and Development Committee direction that the loan be placed on the tax rolls and collected in a like manner as taxes.

Default On A Mortgage And The Heritage Loan:

This is the only circumstance under which the City can suffer any loss. A first mortgagee will, after a period of non-payment, require the owner to sell a building to satisfy his debt to them. Money that is not paid to the first mortgagee can be paid towards debt owed on the obligation registered after that first mortgage. The second obligation registered is often the City's loan. Thus, if the value of the property is high enough, the City receives its money.

Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee

- 3 -

November 13, 1992

The promissory note allows a judgement to be sought and then registered for payment against any other property owned by the applicant or his spouse, so unless personal bankruptcy is declared, there remains this further chance of a debt recovery.

JHR/JAG/dc

CA4 ON HBL G37
A35

1992
J.J. SCHATZ
CITY CLERK



THE CORPORATION OF THE CITY OF HAMILTON

OFFICE OF THE CITY CLERK
71 MAIN STREET WEST
HAMILTON, ONTARIO L8N 3T4

TEL: 546-2700
FAX: 546-2095

NOTICE OF MEETING

Local Architectural Conservation Advisory Committee

Wednesday, 1992 December 16

4:30 o'clock p.m.

Custom House, 51 Stuart Street, Hamilton

Charlene J. Coutts, Secretary
Local Architectural Conservation
Advisory Committee

A G E N D A

1. **ADOPTION OF MINUTES**

Minutes of Meeting held 1992 November 23

2. **BUSINESS ARISING FROM THE MINUTES** (no copy)

DIRECTOR OF LOCAL PLANNING

3. Appointment of New Representative to serve on CAPIC and Urban Design Committee

RESEARCH SUB-COMMITTEE

4. T.H. & B. Station - Alterations/Additions for GO Transit Centre
5. Christ's Church Cathedral - New Entrance Stairways

6. **OTHER BUSINESS**

- a) Gore Park Fountain - Update
- b) Bamberger House - Update on Proposed Relocation/Restoration
- c) St. Mark's Anglican Church - Update (no copy)

7. **ADJOURNMENT TO TOUR THE CUSTOM HOUSE**

Monday, 1992 November 23
12:00 o'clock noon
Room 219, City Hall

The Local Architectural Conservation Advisory Committee met.

There were present: Diane Dent, Chairperson
Reg Wheeler, Vice-Chairperson
Alderman Frank D'Amico
Alderman William McCulloch
Brian Henley
Jane Rigby
Rob Brough
John Mokrycke

Regrets: Robert Rankin
Jeff Martin

Also present: Nina Chapple, Planning Department
Ann Gillespie, Planning Department
Joy Dubbeld, Planning Department
John Gamble, Building Department
Vladimir Matus, Planning Department
Chris Firth-Eagland, Public Works Department
Bob Chrystian, Public Works Department
Madge Comba, New Owner of the Custom House
Janet Black, Chairperson, Education Sub-Committee
Charlene Coutts, Secretary

1. CUSTOM HOUSE

Diane Dent, Chairperson, welcomed Madge Comba, the new owner of the Custom House located at 51 Stuart Street, Hamilton.

Madge Comba then took the opportunity to introduce herself and to advise Committee Members that the interior of the building has been cleaned up for use as a high-tech computer store including computer drafting. Ms. Comba added that she has met with representatives from the Planning Department, the Ontario Heritage Foundation and the architect, Alan Seymour, who explained how the building has been restored. Ms. Comba stated that the only problem she has encountered after purchasing the building is the lack of street lighting in the area.

Jane Rigby advised that the Pride HINT Committee for the Central and Beasley Neighbourhoods will be meeting this evening and suggested that Ms. Comba might attend as this would give her an opportunity to raise her concerns with respect to street lighting.

After further discussion, the Committee approved the following recommendation:

That the Public Works Department be requested to investigate the possibility of installing pedestrian street lighting fixtures on Stuart Street such as those on James Street North.

Nina Chapple then circulated photographs of the Custom House before it was restored and Ms. Comba expressed an interest in receiving copies of these photographs showing the various stages of the Custom House restoration.

The Local Architectural Conservation
Advisory Committee

1992 November 23

1. PRESENTATION

City Parks Projects

Bob Chrystian, Manager, Parks Division, and Chris Firth-Eagland, Superintendent, Parks Development and Maintenance Section, were in attendance to bring the Committee up-to-date on the following City Park Projects:

- a) Gore Park
- b) Gage Park
- c) T. B. McQuesten Cultural Gardens
- d) Waterfront

a) Gore Park

Bob Chrystian advised Committee Members that the Head-of-the-Lake Historical Society requested the Parks and Recreation Committee to advance a fundraising strategy for the placement of a replica fountain in Gore Park in time for Canada's 150th Birthday in 1996. Committee Members were advised that the Parks and Recreation Committee approved this request and asked staff to investigate possible locations for the fountain. Mr. Chrystian added that a Gore Park Review Team, of which Nina Chapple is a member, has been established to work with the Parks Staff Advisory Committee on this matter and three potential sites have been determined for the placement of this fountain.

These three sites include the original fountain site; where the present fountain is located in Gore Park; and, at the Hughson Street intersection which may be closed to vehicular traffic. Mr. Chrystian added that the Gore Park Review Team will evaluate all three sites and once all the information is collected, will meet with the appropriate Committees, including LACAC, early in 1993 so that a report can be prepared for presentation to the Parks and Recreation Committee.

Committee Members were further advised that the Head-of-the-Lake Historical Society will start fundraising for this project during 1993 to 1994 with the fountain construction commencing in 1995 for a possible unveiling of the replica fountain in 1996.

Diane Dent wished to thank Mr. Chrystian for his presentation on this important issue and stated that the Education Sub-Committee is more than willing to assist the Gore Park Review Team with this project.

In closing, Mr. Chrystian added that copies of the Head-of-the-Lake Historical Society's proposal for the Gore Park Fountain are available and agreed to forward a copy to the Secretary for distribution to all Committee Members.

b) Gage Park

Committee Members were advised that the Parks Division is proposing a new major entrance point to Gage Park at the intersection of Main Street and Gage Avenue. An application for funding for the reconstruction on this entranceway has been submitted to the Dunnington Grubb Foundation which has been established to provide monies for projects of an architectural/landscaping nature.

Two proposed designs that have been prepared for the major entranceway were then presented. Diane Dent asked if the drawings could be referred to the Research Sub-

**The Local Architectural Conservation
Advisory Committee**

1992 November 23

Committee for review and comment and Bob Chrystian welcomed the opportunity to receive additional input with respect to this matter.

c) **T. B. McQuesten Multicultural Gardens**

Chris Firth-Eagland then brought the Committee up-to-date on the T.B. McQuesten Multicultural Gardens (a multicultural park consisting of a collection of multicultural gardens which represent Hamilton's cultural mosaic) to be constructed at the corner of Upper Wentworth Street and Limeridge Road.

Committee Members were advised that the City has approved \$7,500,000. over the next 9 years for this project and it is hoped that an additional \$8,000,000. will be raised through fundraising programmes by the various cultural groups participating in this project.

Committee Members were further advised that a Steering Committee consisting of representatives from the various cultural groups and staff has been established to prepare a concept plan with indoor garden space, parking lot, cultural gardens and a cultural centre for this project.

Reg Wheeler, Vice-Chairperson, suggested to Mr. Firth-Eagland that the City start a nursery school at this location in conjunction with programmes at the local Community College.

Chris Firth-Eagland invited all Committee Members to get involved in this project and welcomed them to attend any future meetings of the Steering Committee.

d) **Waterfront Development**

Committee Members were then given a status report of the development of the Waterfront including the development of Pier 4 Park, the remediation of Harbourfront Park and the development of the storm water overflow storage tank along the Waterfront.

Diane Dent, on behalf of the Committee, thanked Bob Chrystian and Chris Firth-Eagland for bringing the Committee up-to-date on a number of the projects currently being undertaken by the City's Parks Division. Diane Dent added that proposed changes to the Ontario Heritage Act include designating open space such as parks, views and vistas. Given these proposed changes to the Act, and that the designation of the same may soon fall under the jurisdiction of LACAC, the Committee felt it necessary to be brought up-to-date on a number of parks-related projects.

Bob Chrystian, in closing, advised Committee Members that the Parks Division is in the process of preparing a City Parks Master Plan and asked the Committee to provide him with the necessary information on any inventory work that has been done to date on and parks that LACAC may have an interest in, based on their scenic and/or historical value. The Committee agreed to forward this information to his attention.

3. ADOPTION OF MINUTES

The Committee was in receipt of the minutes of the Local Architectural Conservation Advisory Committee for its meeting held 1992 October 19 and these minutes were adopted as circulated.

4. CHRIST'S CHURCH CATHEDRAL - REPLACEMENT OF FRONT STEPS

Diane Dent brought to the Committee's attention that she has been contacted by an individual concerned about the quality of the replacement front steps at Christ's Church Cathedral and advised Committee Members that the steps which have recently been replaced are not of the same quality approved by this Committee when the Church applied for a Heritage Permit in 1987 which was approved by City Council.

Nina Chapple advised Committee Members that Christ's Church Cathedral received \$700,000. from the Ontario Heritage Foundation for the restoration of the church including the rebuilding of the front steps.

Concerns were raised on the new steps and the Committee agreed to refer this matter to the Research Sub-Committee to review and prepare a full report for the next meeting.

Brian Henley expressed his concerns and would like to see the stairs be replaced.

Rob Brough advised that the Research Sub-Committee will investigate this matter further to see how the existing front steps compare to those actually approved by the Committee and will report back on the Sub-Committee's findings.

5. DIRECTOR OF LOCAL PLANNING

Dare Foods Factory - Update on Demolition

The Committee was in receipt of an Information Report dated 1992 November 12 from the Director of Local Planning respecting the proposed demolition of the Dare building (formerly The McPherson Shoe Factory) located at 79 John Street South/84 Jackson Street East.

Committee Members were advised by Nina Chapple, Planning Department, that she had recently made a site visit and reported that the owners wished to retain the property until the resale value rises, but in the interim have been approached by the Hamilton Car Parks Ltd. who agreed to pay the costs of demolition, taxes, etc. if they enter into a twenty-year lease to use this location for a parking lot after which time the owner can sell the property.

Rob Brough reminded Committee Members that LACAC, a number of years ago, requested the Planning Department to initiate a Parking Study; however, this Study has been put on hold. After further discussion, the Committee approved the following:

That the Planning Department be requested to reconsider a Study on Parking Lots in the downtown area as proposed by LACAC a number of years ago.

Given that this building is in the downtown area and within a very close proximity to the new proposed GO Train Station, the Committee approved the following recommendation:

That the Planning Department be requested to include in the Terms of Reference for the Go Train Station Consultant's Study, a review of the increasing loss of heritage buildings for parking lots in the downtown area given the pressures of this development for additional parking in the downtown area.

**The Local Architectural Conservation
Advisory Committee**

1992 November 23

John Mokrycke suggested that the Urban Design Committee investigate the entire issue of Parking Lots in the downtown area and the Committee approved the following recommendation:

That the Urban Design Committee be requested to review the issue of the increased number of parking lots in the downtown area and investigate ways to better regulate the construction of parking lots.

The Committee agreed to invite a representative from the Property Department to attend a future meeting to discuss how the existing tax structure (Property, Business and Income Tax) encourages or discourages the demolition of older buildings.

Staff were also asked to prepare a report on the effect of taxation on the retention and demolition of older buildings.

Diane Dent further suggested that staff prepare a list of historic buildings in Hamilton that have been adapted for reuse (i.e. Custom House).

RESEARCH SUB-COMMITTEE

6. Health Department Building, 1 Hunter Street East/74 Hughson Street South

The Committee was in receipt of a report dated 1992 November 12 from the Chairperson of the Research Sub-Committee respecting the proposed demolition for a parking structure of the Health Department building located at 1 Hunter Street East/74 Hughson Street South. The Committee approved the following recommendations:

- a) That based on its architectural significance and listed status, the City not allow the demolition of the municipally owned Health Department Building; and,
- b) That this recommendation and accompanying background information be forwarded to the Urban Design Committee and CAPIC.

Rob Brough agreed to contact the Chairpersons of the Urban Design Committee and CAPIC asking for a municipal review process when Parking Lots are planned.

A copy of a letter from Mr. Peter Hill, Chairperson of the Urban Design Committee, dated 1992 November 3 respecting this matter was received.

7. ADDITIONS TO INVENTORY - CENTRAL AND BEASLEY NEIGHBOURHOODS

The Committee was in receipt of a report dated 1992 September 4 from the Chairperson of the Research Sub-Committee respecting the above-noted matter. The Committee approved the following recommendation:

That the following buildings in the Central Neighbourhood be added to the City's Inventory of Buildings of Architectural and/or Historical Interest:

Caroline Street North: 179; 181; 183; 207; 209; 211; 213.
Railway Street: 13; 15; 17; 19; 27; 29; 32; 34.

**The Local Architectural Conservation
Advisory Committee**

1992 November 23

Committee Members were advised that the additions to the Inventory in the Central Neighbourhood as listed above, are a result of the survey work done by the 1992 LACAC Summer Students.

SUB-COMMITTEE REPORTS

8. a) **Research Sub-Committee**

The Committee was in receipt of the minutes of the Research Sub-Committee for its meetings held 1992 October 7 and October 24. Some discussion ensued on the 1992 October 7 minutes as they relate to the assembly of a proactive package which could be sent to owners of vacant buildings presenting alternatives to demolition such as adaptive re-use and sources of funding for rehabilitation and the Committee stated that all attempts will be made to have this package prepared by 1993 August.

The Research Sub-Committee minutes were then received as circulated.

b) **Joint Plaquing Sub-Committee**

The Committee was in receipt of the minutes of the Joint Plaquing Sub-Committee for its meeting held 1992 September 10 and these minutes were received as circulated.

The Committee was also in receipt of a memorandum dated 1992 November 20 from the Acting Secretary of the Hamilton Historical Board advising Committee Members that the Designated Property Plaques for 913 Beach Boulevard and 255 - 265 James Street North have been approved in order of priority (subject to available funding); however, LACAC's request for a Designated Property Plaque for the MacNab/Charles Heritage Conservation District was reviewed and it was suggested that a commemorative plaque would be more appropriate for a Heritage Conservation District. This memorandum was received as circulated.

9. **UPDATES**

a) **Go Transit Centre (former T. H. & B. Station)**

Nina Chapple advised Committee Members that representatives from Trevor P. Garwood-Jones Architects, will be bringing the final recommendations on this project to the Research Sub-Committee meeting to be held on 1992 December 2 and all Committee Members were encouraged to attend this meeting to be held at 5:00 o'clock p.m. in the Planning Library, 7th Floor, City Hall.

b) **International Village B.I.A. Meeting**

John Mokrycke advised Committee Members that he represented LACAC at the International Village Business Improvement Area Meeting held on 1992 November 18 to answer any questions on Heritage Funding and Designation.

c) **BAMBERGER HOUSE**

Committee Members were advised that Peter Stokes, Restoration Architect hired by the Hamilton Region Conservation Authority, made a site visit to the Bamberger House with a view to possibly moving this building to the Westfield Heritage Centre. A copy of the report respecting the Bamberger House c. 1820 as prepared by Peter John Stokes, Frank R. Burcher, Architects, dated 1992 November was then circulated to all members present.

The Local Architectural Conservation
Advisory Committee

1992 November 23

10. CO-ORDINATOR OF HOUSING LOANS, BUILDING DEPARTMENT

Information Report re: Community Heritage Trust Fund - Loan Security and Defaults

The Committee was in receipt of an Information Report dated 1992 November 13 from the Co-Ordinator of Housing Loans, Building Department, respecting the above-noted matter. This report was received as circulated.

Mr. Gamble, Building Department, then advised Committee Members that he has been in contact with the Ministry of Culture and Communications respecting the eight outstanding Heritage Funding Applications and has been advised that funding for these applications has been approved, but written confirmation of this approval has not but been received.

After some discussion, the Committee approved the following:

That a registered letter be sent to the Minister of Culture and Communications requesting that written confirmation of the Heritage Funding approval for the eight outstanding Designated Property Grants be sent to the applicants as soon as possible in order that all necessary work may proceed.

11. OTHER BUSINESS

1992 December Meeting

General discussion ensued on the next meeting date scheduled for 1992 December 18 and Committee Members agreed to change this meeting date to Wednesday, 1992 December 16 at 4:30 o'clock p.m. given that Madge Comba, owner of Custom House has graciously offered the use of Custom House for the next meeting.

12. ADJOURNMENT

There being no further business, the meeting then adjourned.

Taken as read and approved

**Diane Dent, Chairperson
Local Architectural Conservation
Advisory Committee**

Charlene J. Coutts, Secretary

THE JOURNAL OF THE ROYAL ANTHROPOLOGICAL INSTITUTE

The Journal of the Royal Anthropological Institute is a quarterly journal of research and review in the field of human evolution, human biology, and human behaviour. It is published by the Royal Anthropological Institute, 21, BEDFORD SQUARE, LONDON, W.C.1A 2EJ.

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CITY OF HAMILTON**- RECOMMENDATION -**

DATE: 9 November 1992

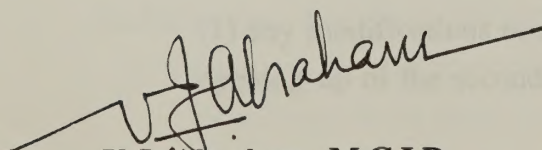
REPORT TO: Charlene Coutts
LACAC Secretary

FROM: V.J. Abraham, M.C.I.P.
Director, Local Planning Branch

SUBJECT: New LACAC Representative for CAPIC/ Urban
Design Committee

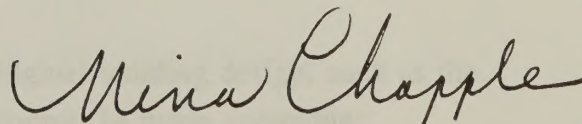
RECOMMENDATION:

That LACAC appoint a new representative to serve on CAPIC and the Urban Design Committee, a position currently filled by Rob Brough, also Chairman of the Research Sub-Committee.



V.J. Abraham, M.C.I.P.

Director of Local Planning
Planning and Development Department



Nina Chapple
Architectural Historian

FINANCIAL/STAFFING/LEGAL IMPLICATIONS: N/A

BACKGROUND:

The above recommendation is in response to a request made by Rob Brough that he be replaced as LACAC's appointed representative on CAPIC and the Urban Design Committee.

4

L A C A C

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 9 December 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: *T.H. & B. Station (GO Transit Centre)*
36 Hunter Street East

RECOMMENDATION:

a. That, in respect to the restoration and conversion of the *T.H. & B. Station* to the GO-Transit Station, LACAC recommends the following conservation principles be employed:

(1) any modifications or alterations to the original building design, such as the opening-up of the second storey of the concourse, be made reversible;

(2) original features, such as the original colour scheme and fixtures, etc., be restored;
and

(3) new additions, required by the introduction of new uses, such as signage, accessory equipment, etc., not be allowed to detract from the original character of the existing building.

- b. That staff be requested to investigate precedents for a property management plan which would address these above issues in greater detail.

BACKGROUND:

1. The T.H.& B. Station has been designated by the federal government under the Heritage Railway Stations Protection Act which provides for the protection of designated railway stations while in federal ownership (in this case, Canadian Pacific Ltd.).
2. The Heritage Railway Stations Protection Act also requires federal approval when a designated station is sold by the federal government. In this case, the T.H. & B. Station is to be sold by C.P. to GO-Transit.
3. A formal application for the sale of the T.H.& B. Station was made by C.P. on November 13, 1992. The legislation provides for a 60-day objection period, ending January 11, 1993 (see attached "A").
4. In addition, the federal government must approve the sale of the designated railway station. As part of the approval process, Public Works (Canada) architect Andrew Powter has worked with Trevor P. Garwood-Jones Architects Inc. and the Hamilton LACAC (Research Sub-committee) to achieve an acceptable plan for the restoration and conversion of the station to the GO-Transit Centre. The final series of meetings took place on October 28, November 17, and December 2, 1992.
5. On December 2, 1992, the Research Sub-committee met with Ross Hanham and Mary Jo Hind, of Garwood-Jones Architects, to discuss the remaining outstanding issue--the opening up the second storey of the concourse. In the original station design, the second storey was enclosed by a solid plaster wall opened only in the centre (see attached photograph "B").

6. GO-Transit plans to lease the second storey of the concourse to passenger service tenants and therefore plans to open up the remaining second storey wall on the south side. Architect Andrew Powter has agreed to this recommendation, providing the attached proposal is adopted (see "C"). The Research Sub-committee had reviewed this proposal and expressed concern that it might detract significantly from the authentic "*Art Moderne*" interior design.
7. After a discussion, the Sub-committee agreed that they could not support the opening up of the second storey in the concourse but would not actively oppose it, if the principles listed in the above recommendation were adopted.

Subject: Canadian Pacific Limited Station Building at mile 57.3 of CP
Track 4 Hamilton Subdivision, 36 Hunter Street East, Hamilton,
Ontario

Dear Mr. Holliday:

In accordance with the Heritage Railway Stations Protection Act and the Heritage
Railway Stations Regulations, notice is hereby given that the Canadian Pacific
Limited (CP Rail) proposes to convert its Hamilton Station building, at mile 57.3
of the CP Rail Hamilton Subdivision situated at 36 Hunter Street East, Hamilton,
Ontario by way of sale to the Toronto Area Transit Operating Authority (TAAO
Transit).

CP Rail proposes to convert the said building to GO Transit as soon as possible
following receipt of authority from the Minister in Council.

Pursuant to subsection 7(1) of the Heritage Railway Stations Protection Act, any
person wishing to oppose this sale may do so by filing a written statement setting
out the reasons for the objection and any relevant facts, with the

Minister of the Environment
Ottawa, Ontario
K1A 0G3

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Office of the General Solicitor
Room 234, Windsor Station
P.O. Box 6042, Station A
Montreal, Quebec H3C 3E4
Tel. (514) 395-7457
Fax (514) 395-7293

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Associate Vice-President Legal Services
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RECEIVED

NOV 17 1992

Canadian Pacific Legal Services

Telephone: (514) 395-

CITY CLERKS

MONTREAL, November 12, 1992

Our File : S-358-57.5

RECEIVED
PLANNING & DEVELOPMENT

NOV 18 1992

REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH

C Wendlandt
General Solicitor
F Brissette
I Gendreau
P A Huband
F C Hume
J C Paré
L Rose
R M Smith
M Senécal-Tremblay
Solicitors
B R Deegan
Supervisor
Regulatory Matters
D M Thomas
Legal Assistant
Regulatory Matters
C Adams
Office Manager &
Estates Officer

Mr. Hollowell
City Clerk
City of Hamilton
71 Main Street West
Hamilton, Ontario
L8N 3T4

Subject: Canadian Pacific Limited Station Building at mileage 57.5 of CP Rail's Hamilton Subdivision, 36 Hunter Street East, Hamilton, Ontario

Dear Mr. Hollowell:

In accordance with the *Heritage Railway Stations Protection Act* and the *Heritage Railway Stations Regulations*, notice is hereby given that Canadian Pacific Limited (CP Rail) proposes to convey its Hamilton Station Building, at Mile 57.5 of the CP Rail Hamilton Subdivision situated at 36 Hunter Street East, Hamilton, Ontario by way of sale to the Toronto Area Transit Operating Authority (GO Transit).

CP Rail proposes to convey the said building to GO Transit as soon as possible following receipt of authority from the Governor in Council.

Pursuant to subsection 7(1) of the *Heritage Railway Stations Protection Act*, any person wishing to oppose this sale may do so by filing a written statement setting out the reasons for the objection and any relevant facts, with the

Minister of the Environment
Ottawa, Ontario
K1A 0H3

...2

Any such opposition must be filed within sixty (60) days of November 13, 1992, which is the date upon which the application to sell the said building will be submitted to the Minister. A copy of such statement of opposition must be sent to Canadian Pacific Limited at the address set out below:

Canadian Pacific Legal Services
Office of the General Solicitor
P.O. Box 6042, Station A
Montreal, Quebec
H3C 3E4

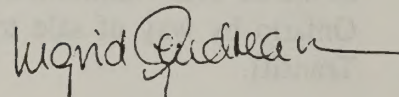
Further information may be obtained from:

Mr. D.F. Lightheart
Manager
Commuter Service Development
CP Rail
Room 248, Union Station
Toronto, Ontario
M5J 1E8

Telephone (416) 863-7409

Sincerely,

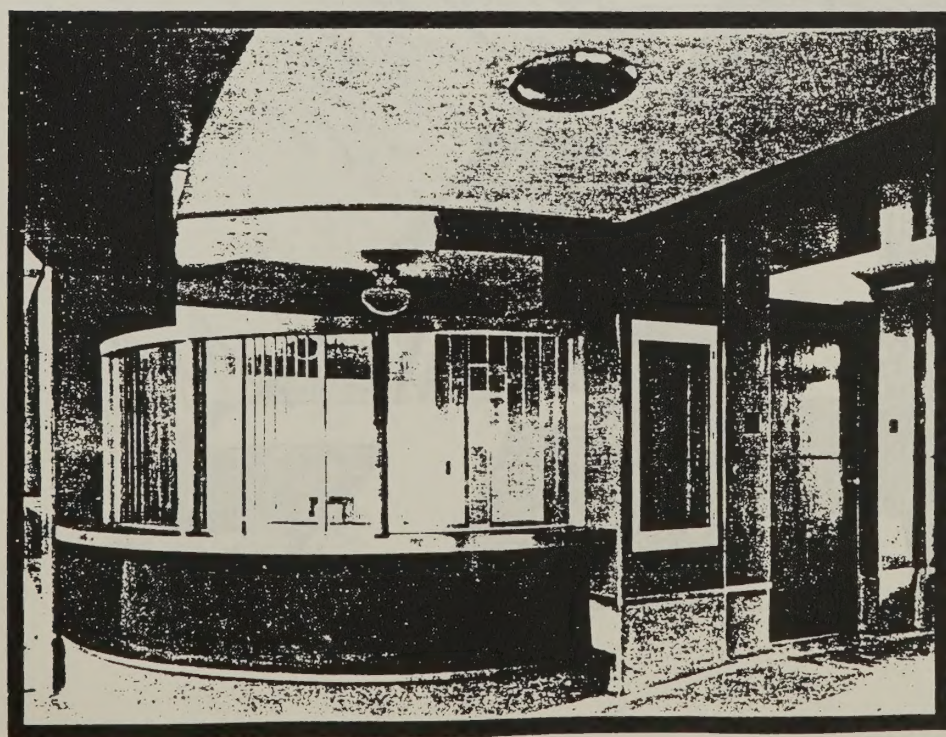
CANADIAN PACIFIC LEGAL SERVICES
Office of the General Solicitor



Ingrid Gendreau
Solicitor

IG/db

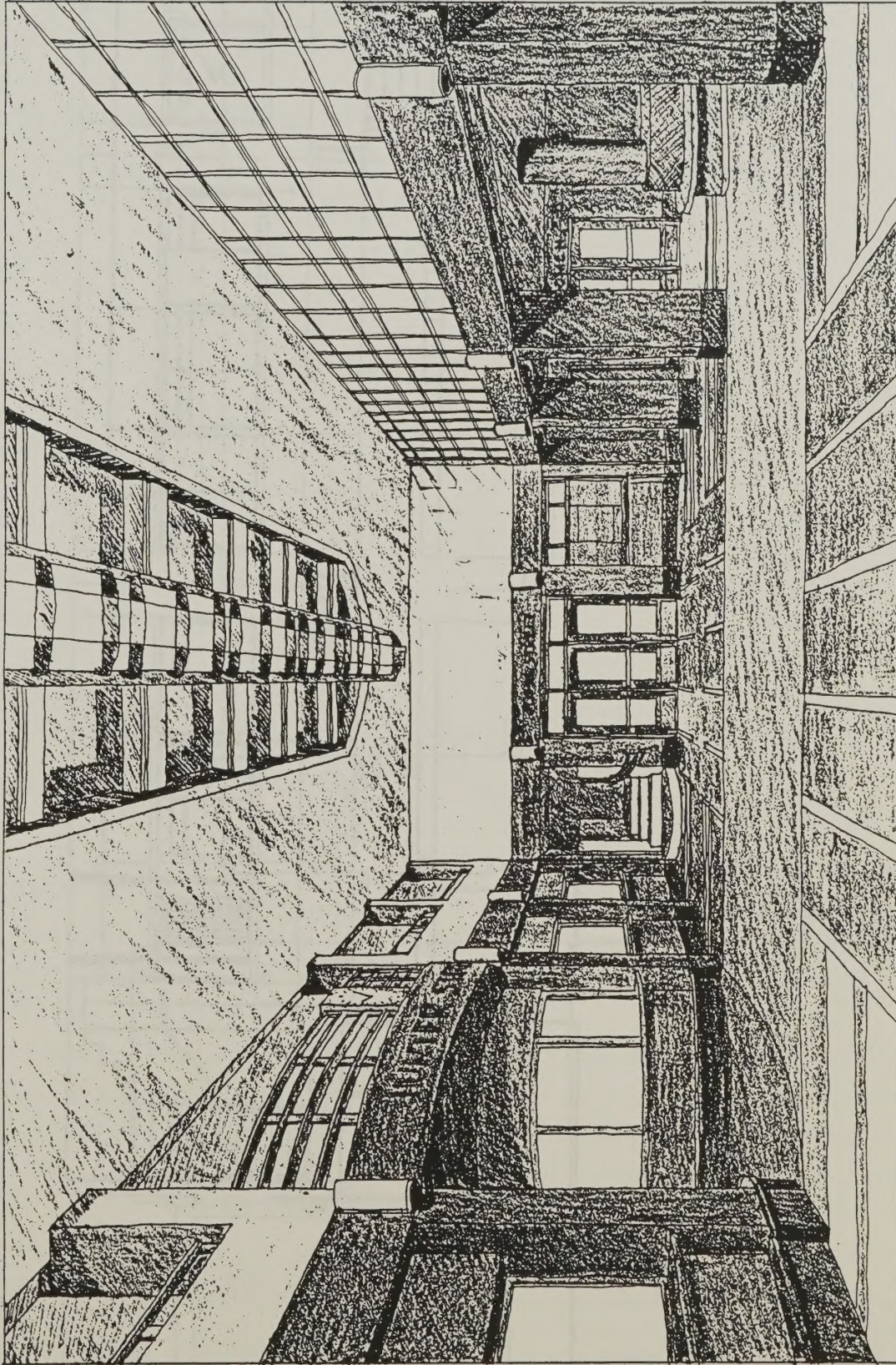
"B"



The high concourse. The "clean cut" effect of the steel wainscot and the general suggestion of repose can be appreciated.

FELHEIMER AND WAGNER,
ARCHITECTS.

View of the Information Wicket adjoining the Main Entrance Vestibule. The various intersecting planes of steel wainscot and soffits form a decidedly interesting and "metallic", though simple composition.



INTERIOR PERSPECTIVE

HAMILTON GO CENTRE



TREVOR P. GARWOOD-JONES architects inc.
185 Young Street, Hamilton Ontario, L8N 1V9
Tel 528-0468 Fax 523-7600

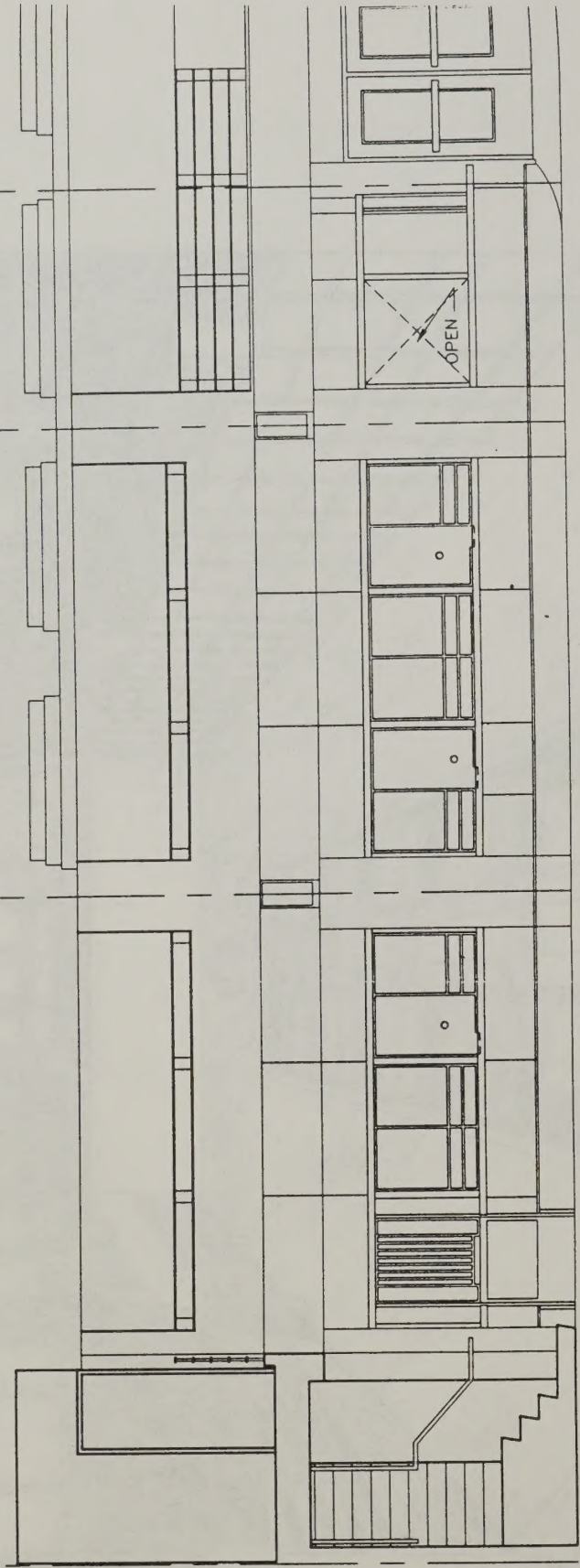
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NORTH ELEVATION

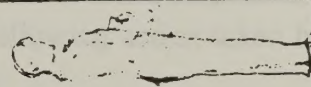
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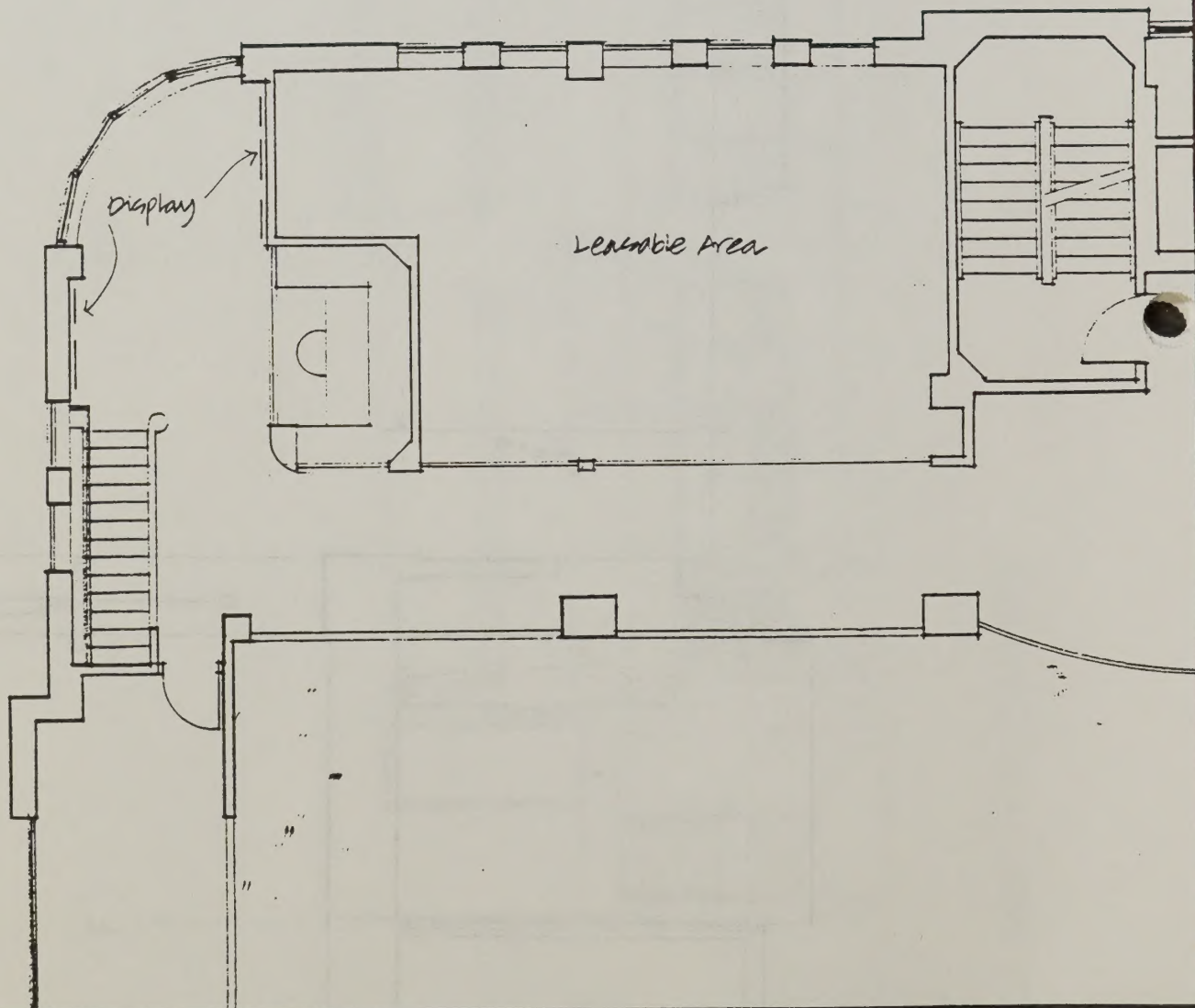
RECOMMENDATION

26-9



11

"C"



TREVOR P. GARWOOD-JONES ARCHITECTS INC.
183 YOUNG STREET, HAMILTON, ONTARIO L8N 1V9
TEL (416) 528 0488 FAX (416) 523 7800

All drawings, specifications, and related documents are the copyright property of the architect and must be returned upon request. Reproduction of drawings, specifications, and related documents in whole or in part is strictly forbidden without the architect's written permission.

PROJECT NAME

HAMILTON GO CENTRE

DRAWING TITLE

PARTIAL TRACK LEVEL
FLOOR PLAN.

PROJECT NUMBER

92-114

SCALE

1:100

ORIGIN

MJH

CHECKED

DATE

11
11
92

DRAWING NUMBER

L A C A C

5

LOCAL ARCHITECTURAL CONSERVATION ADVISORY COMMITTEE

RECOMMENDATION

DATE: 9 November 1992

REPORT TO: Charlene Coutts
LACAC Secretary

FROM: Rob Brough, Chairman
Research Sub-committee

SUBJECT: Christ's Church Cathedral - New Entrance Stairways
252 James Street North

RECOMMENDED ACTION:

That LACAC support the following action taken by the Research Sub-committee:

With the support of the LACAC Chairman, a letter has been written to the Ontario Heritage Foundation Easements Advisor Peter Elliot to inform him of the Research Sub-committee's comments and concerns respecting the three recently completed entrance stairways at *Christ's Church Cathedral*, a property designated under the Ontario Heritage Act (comments attached).

COMMENTS OF THE RESEARCH SUB-COMMITTEE, DEC. 2, 1992:

After reviewing the plans submitted to the Building Department, Committee members expressed disappointment with the design and construction of the new stairways, as completed, and regret that the original approved plans were not followed. It was thought that a better match in colour could be found for the original dark grey sandstone than the new lighter limestone slabs which were used. The use of a wood handrail for the exterior was also questioned.

Concern was also voiced over the potential damage to the sandstone, which could possibly result from a chemical reaction between the limestone treads and sandstone of the side walls below. Deterioration of both the stone and metal handrail supports would also be accelerated by the spreading of salt on the limestone slabs in winter; an alternate (non-harmful) method of de-icing the steps should be advised.

BACKGROUND:

1. In 1986, Christ's Church Cathedral was designated by the City of Hamilton under the Ontario Heritage Act. In 1985, the Church was granted a Community Facilities Improvement Program (CFIP) grant for \$ 706,690. by the Province of Ontario for the restoration of the church structure.
2. In 1988, the Ontario Heritage Foundation entered into a heritage easement agreement with Christ's Church Cathedral, a requirement of the CFIP grant. Under this agreement, any alterations or additions to the cathedral must be approved by the Foundation. Heritage Branch (Ministry of Culture and Communications) staff were also involved in the approval process due to the provincial funding received. Both OHF and MCC staff approved the design submitted by the project architect, Spencer Higgins, for the new stone stairways.
3. In 1988, Hamilton City Council, on the advice of LACAC, approved a Heritage Permit for the Church's application to build three stone entrance stairways on the front facade, based on drawings submitted by the restoration architect, Spencer Higgins. Extensive stone masonry conservation work was undertaken between 1985 and 1989; because of higher than expected costs, the decision was made to build only the concrete substructure for the three new front stairs under the CFIP grant. Temporary wood steps were erected, to be replaced by stone ones at a later date.

CURRENT PROJECT:

1. In a letter to the Church dated 23 April 1992, OHF Easements Advisor, Peter Elliot, under the requirements of the Heritage Easement agreement, reviewed and approved the Church's revised design to build three new stone entrance stairways on the front facade of the church, with a minor provision to change the detail for anchoring the handrail posts. This application was considered a new application, to be funded entirely by the church and not connected to the 1988 application (Higgins' design) approved under the CFIP grant. Mr. Elliot copied his comments to Hamilton LACAC but did not forward the proposed drawings. He had advised the Church that municipal approval would also be required if the proposal affected the *Reasons for Designation*, Schedule "B" of the Designation By-law 86-177 (in an earlier letter dated November 20, 1991). The Church did not apply to the City for a Heritage Permit as it had previously done in 1988.
2. In June 1992, the Church was issued a Building Permit by the Building Department to reface the concrete steps and construct the required railings. The drawings accompanying the application showed slab stone steps with wrought iron balusters and oak railings, differing from the earlier design by Spencer Higgins which included stone steps with side walls and stainless steel railings. The Building Department did not forward the drawings to LACAC for approval, which is required for any alterations to a designated building. The existence of the drawings and Building Permit only became known when background information was prepared for the Research Sub-committee meeting on December 2, 1992.
3. LACAC at its November 23, 1992 meeting discussed the issue of the new steps for Christ's Church Cathedral and referred it to the Research Sub-committee.
4. In December 1992, OHF Easements Advisor Peter Elliot stated that he will inspect the stone stairs as constructed to see if the project has met the OHF requirements.
5. Before and after photographs, drawings submitted for building permit and *Reasons for Designation* attached. Architect's drawings for original design and additional photographs of stairs, as built, available at meeting.

DISCUSSION:

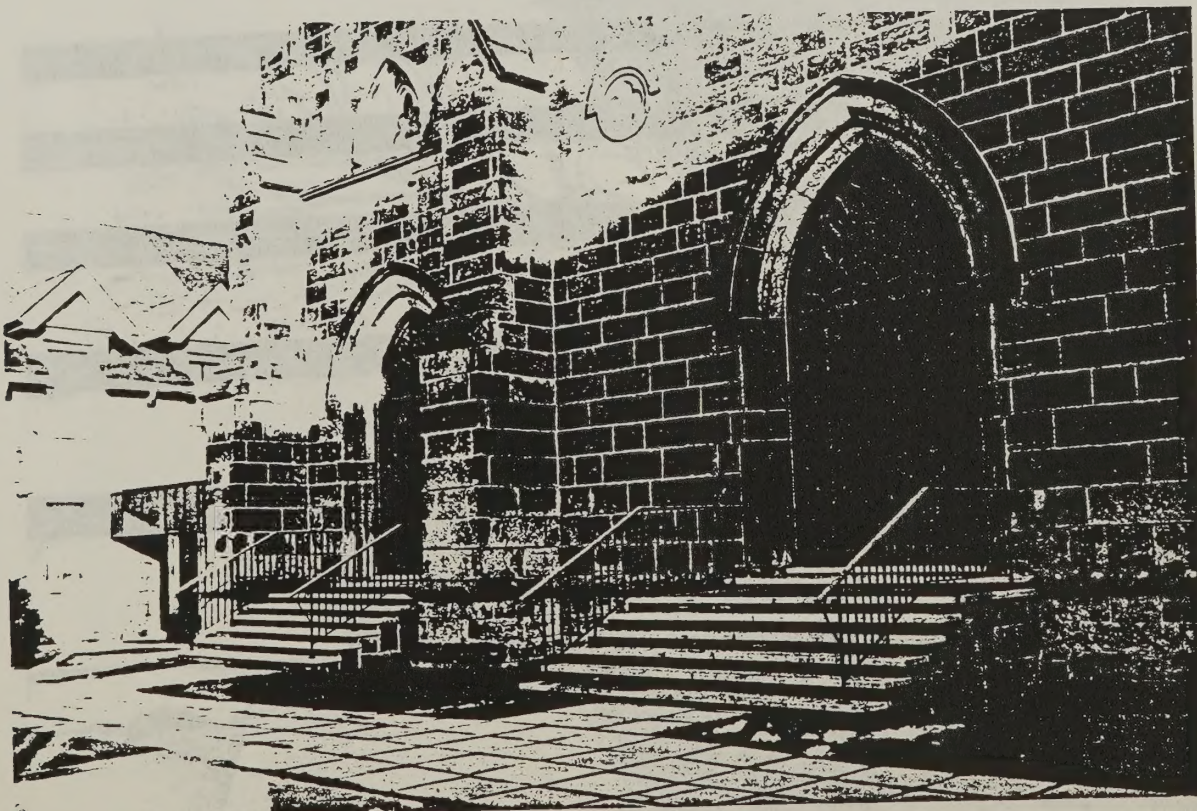
1. Christ's Church Cathedral did not apply to the City for a Heritage Permit in 1992, although changes had been made to the design which had been previously approved by the City in 1988. Under the Ontario Heritage Act, a Heritage Permit application is the responsibility of the property owner. A Heritage Permit application would then have been forwarded to the Hamilton LACAC for review and recommendation to Council.
2. During the Building Permit application process, the Building Department did not require the Church to submit plans to the Hamilton LACAC as required for alterations to buildings designated under the Ontario Heritage Act. This is an established practice and has been regularly done in the past.
3. The question arises whether the proposed entrance stairways affect the Reasons for Designation. All four facades of the church are designated and therefore regulated by the Ontario Heritage Act. The entrance stairways were not specifically listed because the steps were not historic at the time of designation.
4. Originally, the stairs of the new Anglican Cathedral, finished in 1876, were three flights of wood steps, and never were constructed in stone (see attached photograph). As part of the major restoration beginning in 1985, the then-existing concrete stairs were removed. In summary, the Cathedral never had original stone stairways so that neither Spencer Higgins' design nor the current project constitutes a restoration.
5. Under the requirements of designation, the property owner is never forced to undertake a restoration, which can be a relatively costly endeavour. When the work is done at the property owner's expense, LACAC's role is to review the proposed alteration and make recommendations to Council re: a Heritage Permit.
6. If there is disagreement between the three parties--property owners, OHF, and LACAC--then further discussions would normally take place at the staff or Research Sub-committee level. In the past, any conflicts have been resolved in this three-way negotiation.

NOTE: The OHF Easements Advisor reports that he will (1) inspect the finished stairways in respect to the OHF approval in the near future; and (2) write Christ's Church Cathedral informing the church body that the correct procedure was not followed; and that in future, LACAC should be circularized when any alterations are proposed.

Christ's Church Cathedral - Entrance Stairways



Temporary wood stairs and railings on concrete substructure (1991)



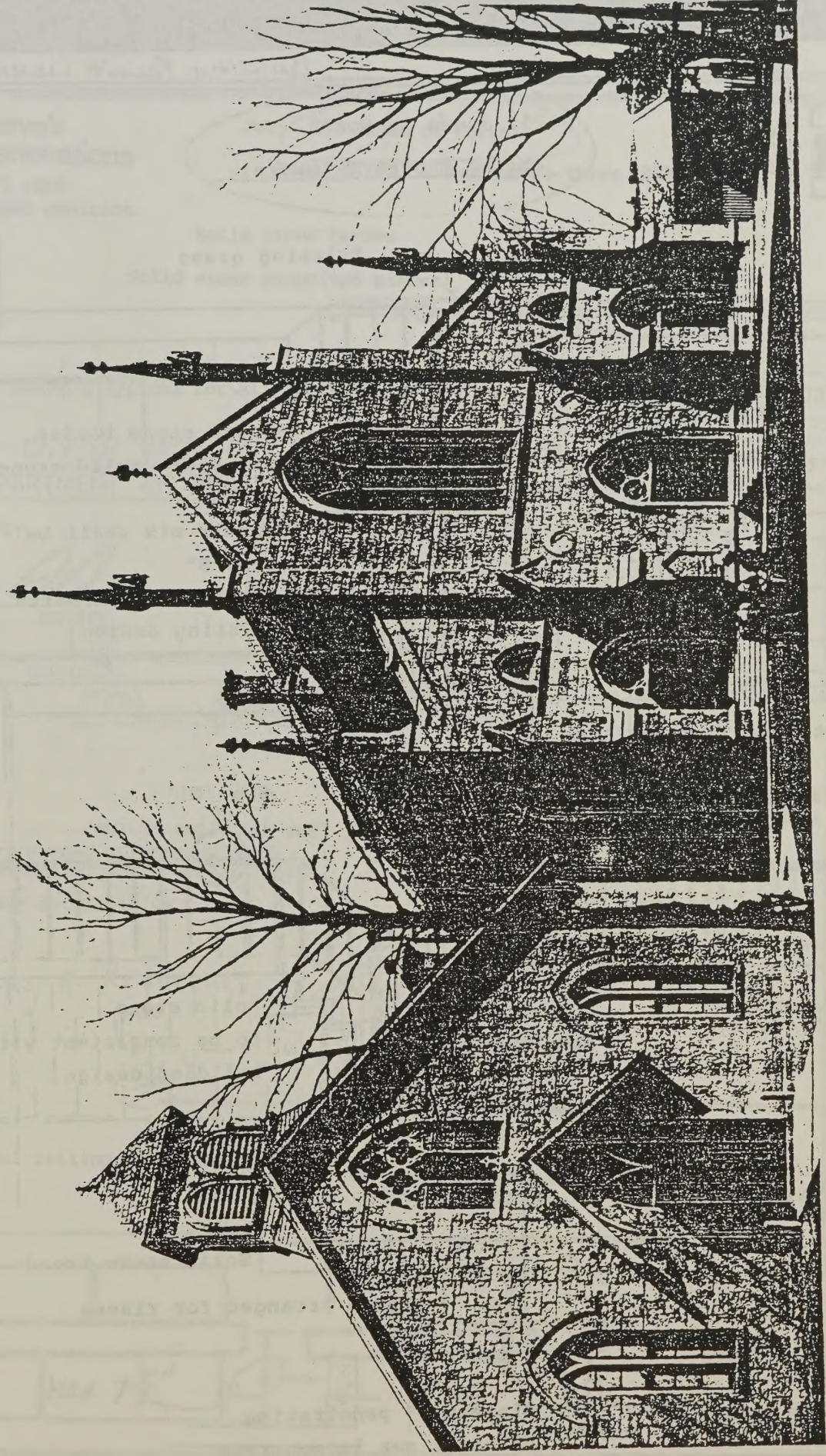
New stone-clad stairways with wrought iron balusters and wood railings (November 1992).

Christ's Church Cathedral - Entrance Stairways



New stone-clad stairways with wrought iron balusters and wood railings (November 1992).

Christ's Church Cathedral - Entrance Stairways



1890s view showing original wood stairs.

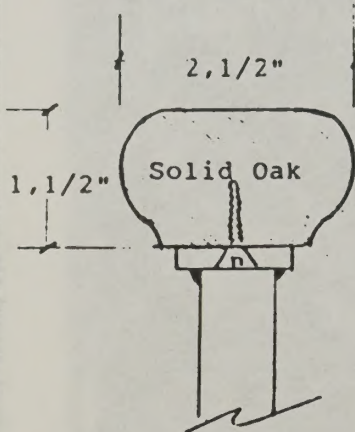
(Photograph from Hamilton Public Library, Special Collections)

Building Permit issued June 26

1992

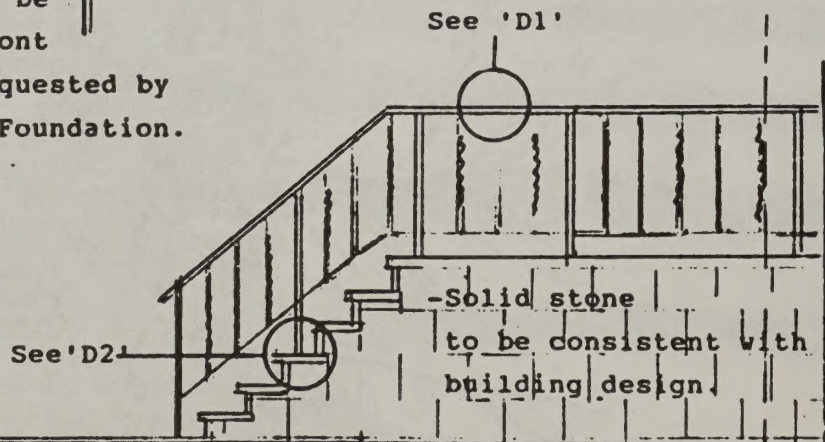
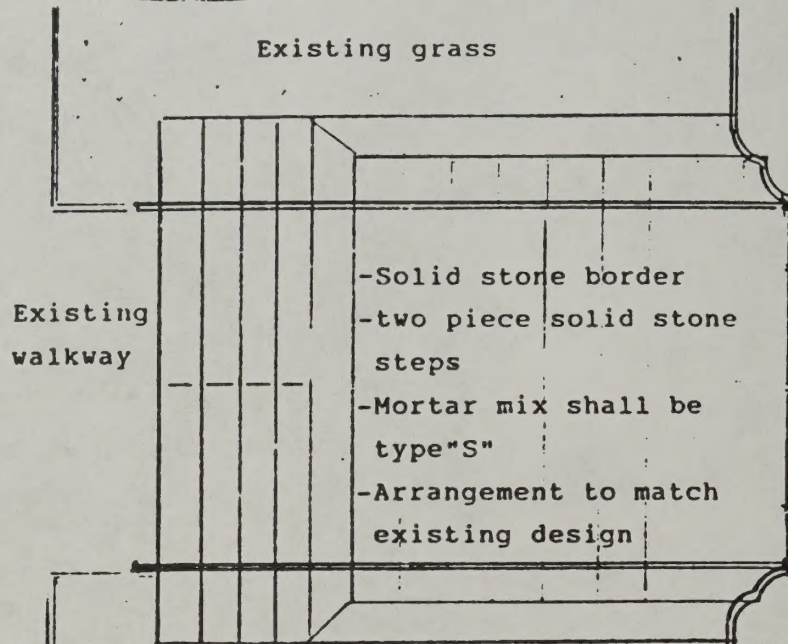
SR Steve's
Renovations
527-1669

252 James St North
Christ Church Cathedral.

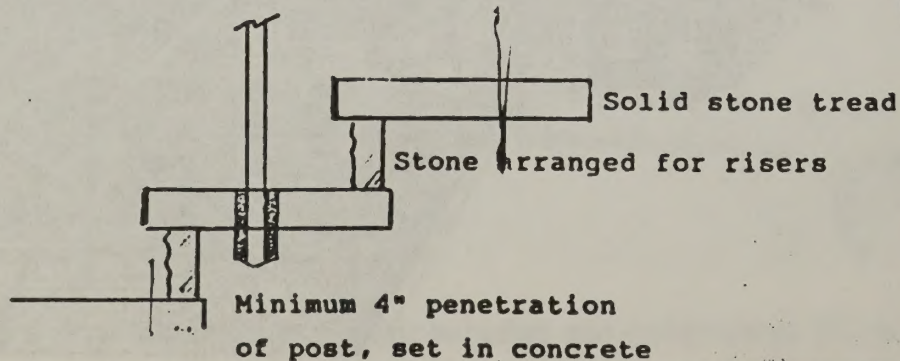


DETAIL 1.

Note: Railing shall be
3/4" stock to be
similar to front
railing as requested by
the Haritage Foundation.



Detail 2.



SR Steve's
Renovations
527 1669
As per contract.

Job: 252 James St North

FRONT STEPS. & RAILING's (Three units)

Solid stone border.

Solid stone steps (two pieces)

Joint's typical for all units

CITY OF HAMILTON
DEPARTMENT OF BUILDINGS

EXAMINED BY:

DATE:

92.06.25

ZONING

BUILDING

Stone (solid) arrangement
by trades as per sample.

max 3" solid oak rail
Every second spindle twisted.
Iron railing shall be 1/2" stock.

natural finish.

See detail below

Railing & Refacing
Steps only

SB

Typical railing anchoring

Stone arrangement by trades, similar to
pictures attached. As per samples.

Solid stone tread

Stone arranged for risers

Lead anchors

Max. 7 7/8"

3"

12"

42"

4" max. spacing
typical

SCHEDULE "B"

To

By-law No. 86- 177

REASONS FOR DESIGNATION

252 James Street North

Hamilton, Ontario

Christ's Church Cathedral

Christ's Church Cathedral, located on James Street North, has served as the cathedral church for the Anglican Diocese of Niagara since 1875 and is considered an important ecclesiastical centre for the Niagara Peninsula.

Built on the site of the first Anglican church in Hamilton (1835), the present cathedral was begun in 1852 with the construction of the east end of the church as designed by William Thomas. The building was brought to completion in 1873-75 when the front facade and west end of the nave were erected under the supervision of architects Langley, Langley & Burke. Subsequently, the only major change to the structure was the rebuilding of the chancel in 1924 where architect W. P. Whitton incorporated the original East Window in the new design.

The Cathedral is a prominent landmark in the city, notable for its 19th century Gothic Revival Style of architecture, stone construction, scale, and quality of design. Set back from the street, the church has an imposing presence on James Street North, and as such, is a major focal point in one of the city's most significant heritage streetscapes. The interior, with its high central nave and elaborate chancel, well illustrates the gothic essence of strong verticality and decorative detailing.

In 1985, the church was awarded a provincial historical plaque in honour of its 150 year history by the Ontario Heritage Foundation.

Of significance to the conservation of Christ's Church Cathedral are:

- (1) The original elements of all four exterior facades, including but not limited to the stone walls and buttresses, tracery windows, doors, chimneys and such decorative features as pinnacles and mouldings.
- (2) The original architectural features of the interior of the nave, including chancel and side aisles; namely, the ceilings, piers, walls, pointed arches, tracery windows, stained and painted glass and decorative mouldings.
- (3) The wrought iron fence across the front of the property.

Christ's Church Cathedral Schoolhouse

Located on the north side of Christ's Church Cathedral, the schoolhouse was designed in 1870 by the Hamilton architect William Leith and completed before the Gothic Revival Cathedral was built next door in 1875. The original schoolhouse was articulated by pointed-arched windows and doorway, which were removed by a later enlargement of the building.

Linked together by a recent addition, the schoolhouse is an important part of the church complex, forming the north side of the open forecourt and relating harmoniously to the Cathedral in style, scale and stone construction. In the context of James Street North, the schoolhouse with its characteristic belfry adds considerable architectural interest to this Victorian commercial streetscape, one of the most significant examples of its type in Hamilton.

Of significance to the conservation of Christ's Church Schoolhouse are: the original architectural features of the front (east) and side facades, including but not limited to the stone walls and belfry.

THE PROBLEM

The principal difficulty in this case is the lack of adequate data for the purpose of determining the true nature of the problem. The data available is limited and often contradictory, making it difficult to reach a definitive conclusion.

The following table summarizes the data available for the purpose of determining the true nature of the problem. It is important to note that the data is often contradictory and may not be representative of the entire population.

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FOR INFORMATION

6a

UPDATE ON PROPOSED FOUNTAIN FOR GORE PARK

Background: See minutes of last LACAC meeting (November 23), item 1a) Gore Park

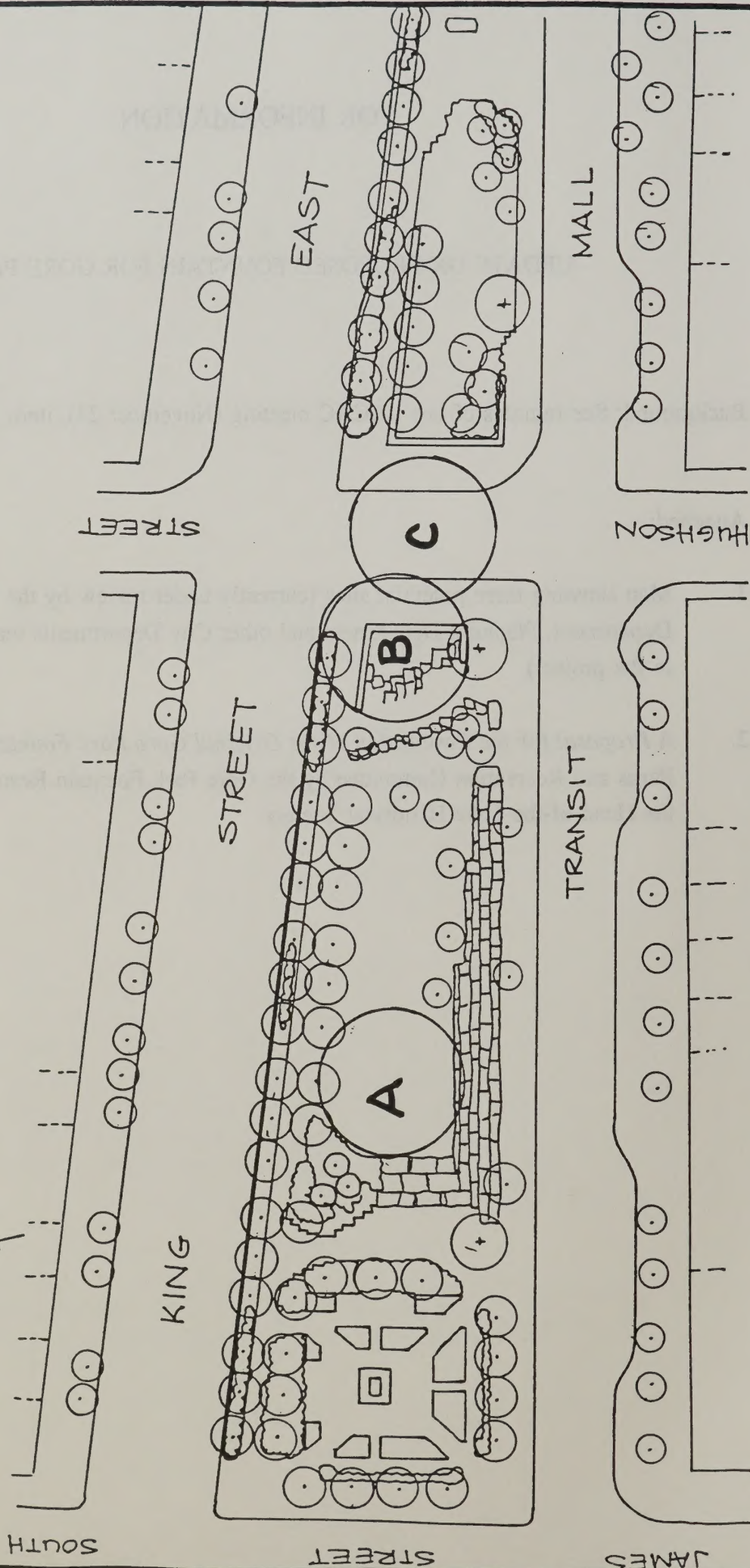
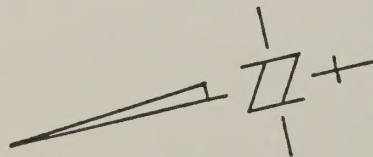
Attached:

1. Map showing three potential sites (currently under review by the Public Works Department, Planning Department and other City Departments that would be involved in the project)
2. *A Proposal for the Restoration of the Original Gore Park Fountain*, submitted to the Parks and Recreation Committee by the Gore Park Fountain Restoration Committee of the Head-of-the-Lake Historical Society

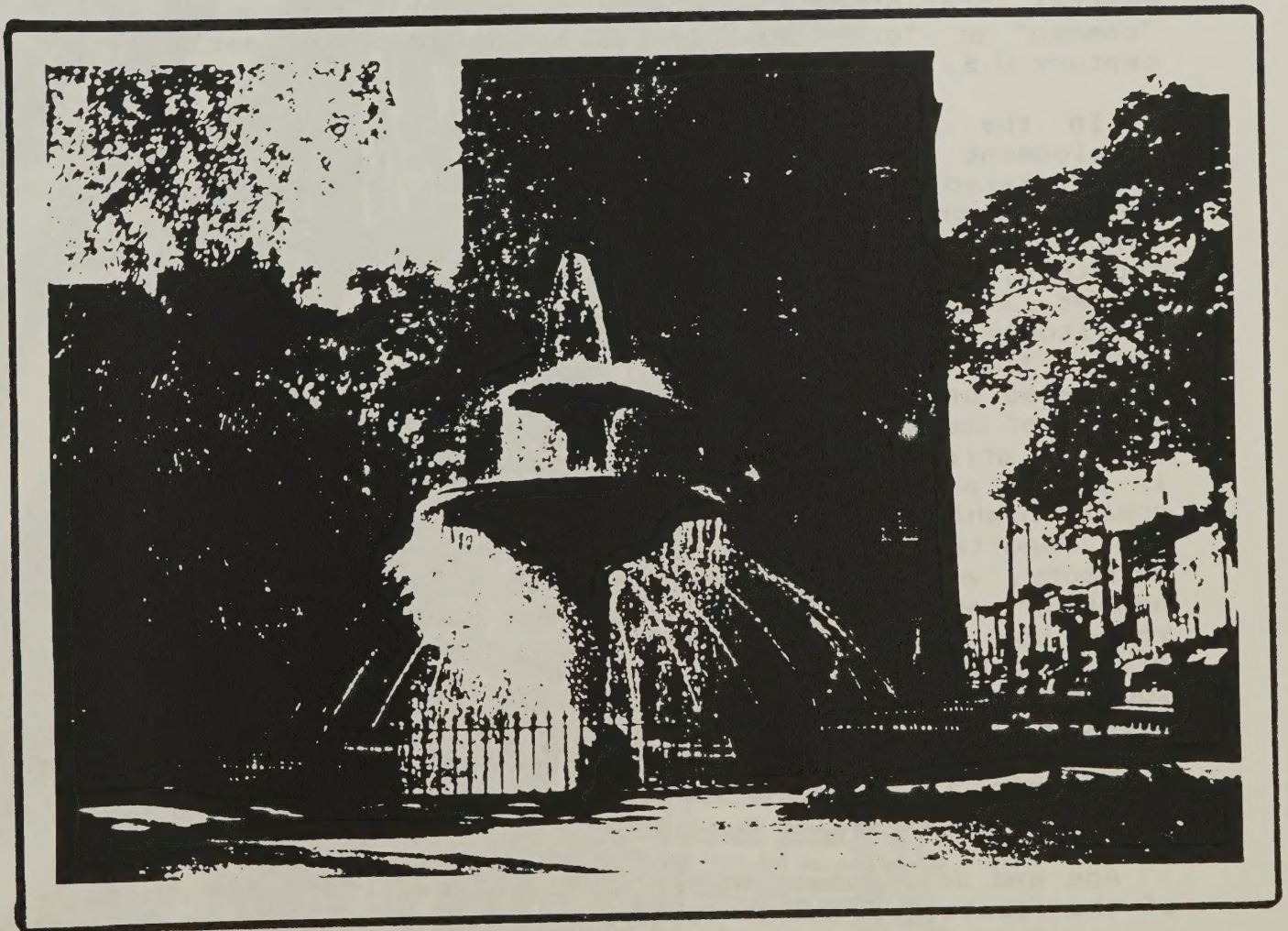
GORE PARK

POTENTIAL FOUNTAIN LOCATIONS

- A. ORIGINAL FOUNTAIN SITE
- B. EXISTING FOUNTAIN SITE
- C. HUGHSON STREET



A PROPOSAL FOR THE RESTORATION
OF THE ORIGINAL GORE PARK FOUNTAIN



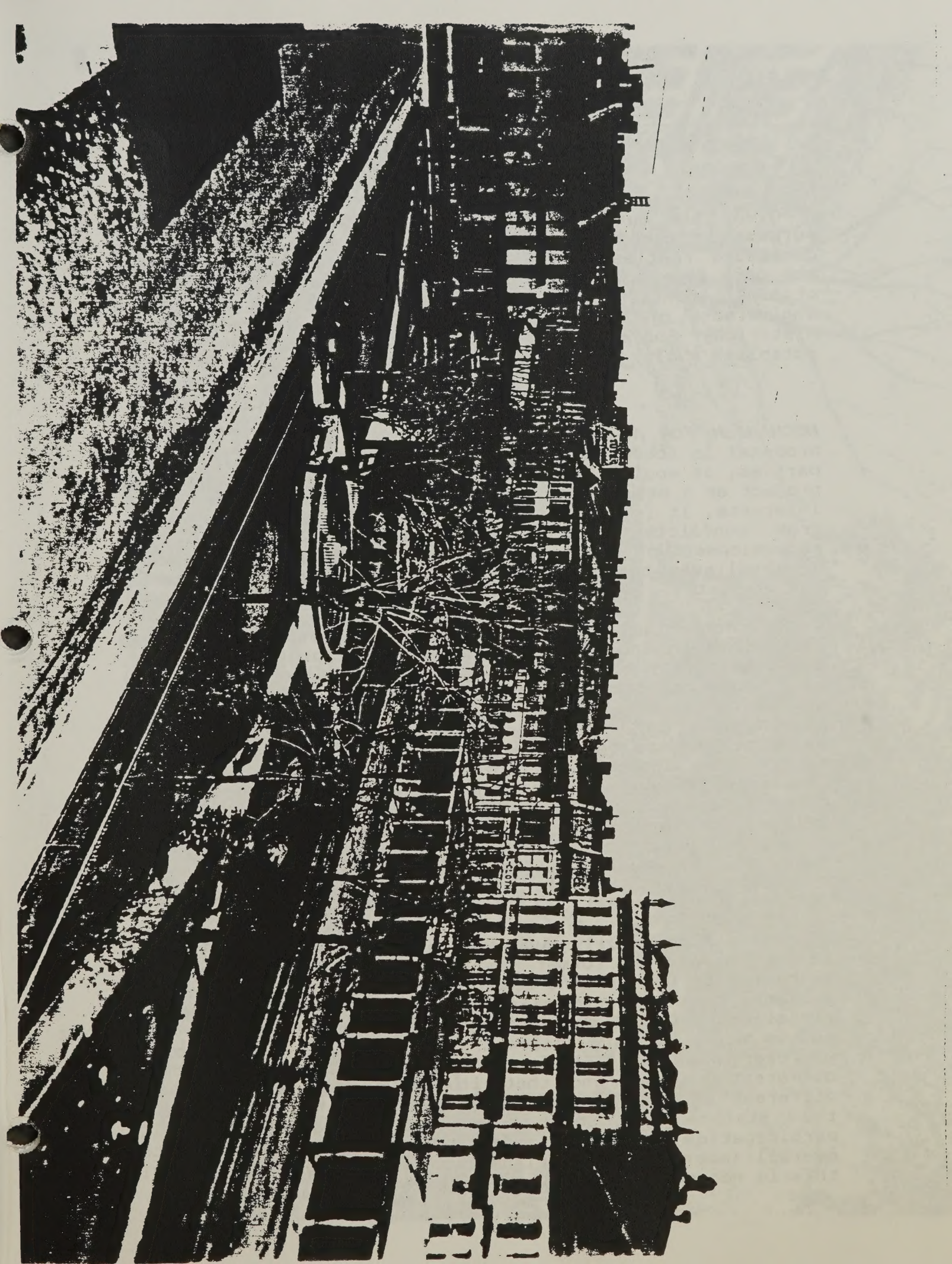
The Head-of-the-Lake
Historical Society *
Gore Park Fountain
Restoration Committee

PROPOSAL: To recreate and install the original Gore Park fountain as a project celebrating the City of Hamilton's Sesquicentennial in 1996.

BACKGROUND: The Gore of Hamilton was originally set aside by the city's founder, George Hamilton, for use as an open green space. The failure of Nathaniel Hughson to follow through on an agreement to provide an identical piece of property, which would have given the lot a rectangular configuration, resulted in the unique "gore" shaped area which was eventually developed into a formal park. The central location of this open space roughly mimics the town "common" or "green" so prevalent in 18th and early 19th century U.S. settlements.

In the 1850's, Hamilton undertook the planning and development of a reliable supply of safe, fresh water. Incorporated into the plans for a network of water lines fed from a pumphouse located adjacent to Lake Ontario, was a centrepiece fountain to be erected in Gore Park. This fountain, and its smaller mate located just East of John Street, would proudly remind citizen and visitor alike of Hamilton's progressive nature. Though tested as early as 1859, the waterworks and fountain were not formally dedicated until the arrival of His Royal Highness, Edward Prince of Wales in September of 1860. That the city had been able to arrange for this royal presence at the dedication, in an era pre-dating trans-Atlantic travel by the Monarchy, speaks highly of both the vision of the City Fathers and of the importance of the project itself. In an earlier ceremony, a young Hamilton schoolboy had been given the honor of opening the valve to the fountain itself. That young boy was John Morison Gibson, who would go on to distinguish himself as one of the visionaries who successfully brought hydro-electricity into Hamilton from Decew Falls. Gibson would eventually become this city's first representative as Lieutenant-Governor of the Province of Ontario. Clearly the fountain had a long, proud place in Hamilton's history.

Age and deterioration led to the dismantling and removal of the fountain in 1959. Subsequent redevelopment has seen a succession of three different fountain treatments in the intervening thirty-two years. Though each design has been different and unique, none has captured the essence of, or the public's fondness for the original.

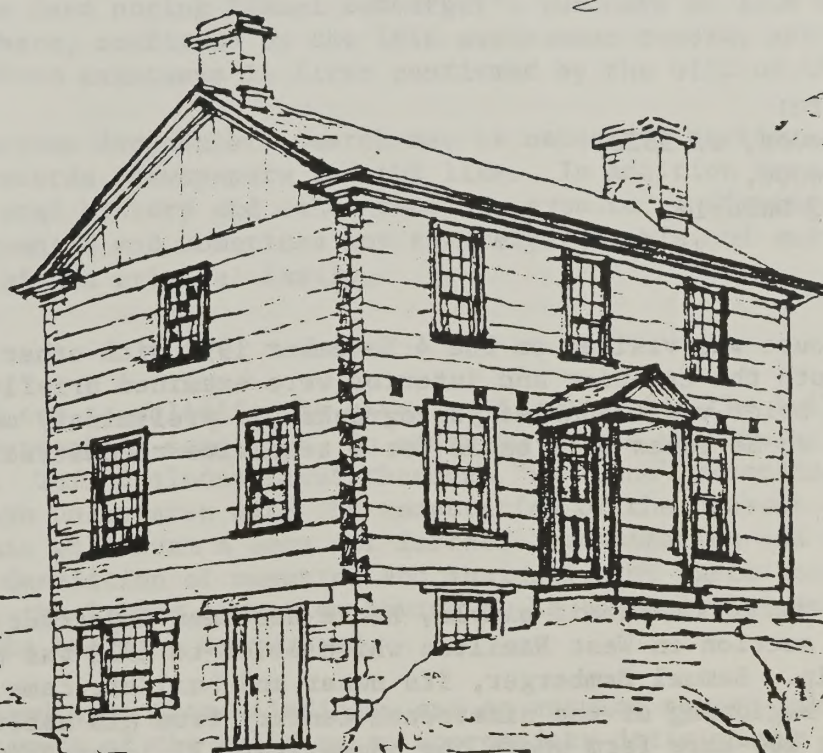


LOCATION: The original fountain was sponsored by the Bank of British North America and was consequently placed adjacent to the bank. This structure was located on the South side of King Street, on the site presently occupied by the Bank of Nova Scotia. From an historical point of view the Society would encourage a setting as close to the original as possible. However, realizing that subsequent alterations and redefinition of the park might make such a placement difficult, it would also accept that a location to the East of the original might be necessary. This could be advantageous if the infrastructure for the present water pool could be incorporated. As there has often been talk of closing the segment of Hughson Street that bisects the park, a strong argument could be made for the placement of the fountain in this highly visible location if such a closure were anticipated.

However the Society recognizes that any decision in the placement of such a fountain would involve input from many individuals and organizations. The above suggestions are therefore made only with a thought towards the aesthetics and the historical integrity of any such decision.



6b



Sketch of
The BAMBERGER HOUSE c. 1820
in a sidehill position
-PJS/CRA 11/92

Report re:

THE BAMBERGER HOUSE
c. 1820

Peter John Stokes
Frank R. Burcher
Architects

November, 1992

PETER JOHN STOKES, B.Arch., LL.D., F.R.A.I.C.

Consulting Restoration Architect

244 KING ST. P.O. BOX 170 NIAGARA-ON-THE-LAKE, ONTARIO L0S 1J0

PHONE 416-468-

Summary Report re:

The Bamberger House, c. 1820.

11/13 Holmes Avenue,

Hamilton (West), Ontario.

Introduction:

The house was visited on the 4 November 1992 with other interested parties, when both the exterior and interior were examined briefly. On the following day a brief visit enabled photographs and preliminary measurements of the exterior to be taken as a basis for a tentative reconstruction of the original.

Background:

This remarkable albeit simple, house has been important to the early history of this section in West Hamilton which prior to 1930 was part of Ancaster Township. Samuel Bamberger, its owner and builder, came to the locality in the beginning of the nineteenth century from his native Pennsylvania. He purchased the 100-acre farm where the house is still located in 1806 and is noted in an assessment record dated 1816 as having it half cleared. But there is no notation of a house, which at the time would have been considered sufficiently substantial to record. In a will dated 1827 a house is mentioned, specifically left to his wife. In 1816 it may even have been a building, by 1827 it had been built: hence the choice of c. 1820 for its construction.

The form of the house suggests early houses in Bamberger's country of origin, its method of construction probably not unknown to him. Very likely constructed by him its detail may well have been simple, the basic neat, no-nonsense treatment of the early century.

Documentation, referred to later, is at present still not complete leaving much open to conjecture. However Bamberger and his family's connections to the early history and development of the area have been established. This is, therefore, considered an important element of the local built heritage, but its future is still much in jeopardy pending its more thorough assessment as a candidate for preservation and the outlining of a program for its redemption. For though we may have inherited an early building it has been relocated, converted to two-family use, extended as well as being refurbished from time to time. These changes have compromised its intrinsic historical and architectural worth to a certain extent.

However the three circumstances which lend support to its opportunity for preservation in the near future, namely its accepted importance, its being offered gratis for removal and a possible alternative site in Westfield Heritage Centre, should be considered.

Documentation and Research:

The deed noting Samuel Bamberger's purchase of 1806 establishes his settlement there, confirmed by the 1816 assessment record, not noting, however, any house, whose existence is first confirmed by the will of 1827.

Further documentary search may be necessary particularly in early assessment records, newspapers and the like. In addition research should continue in oral history and other records, even to confirming the memories, however fragmented and sometimes not entirely reliable, of any members or connections of the original family.

Approach:

To try to solidify the case, as it were, for the building's preservation a certain approach is suggested, in addition to the continuing historical research noted above. This includes first thorough "as-found" recording in measurement and photograph undertaken with the cooperation of the present owner and his tenants. This will form a base for further investigation and record by subsequent progressive demolition of unwanted and insignificant parts accompanied by building archaeology, the latter operation having to be accomplished in relatively short order once the building is vacated.

Based upon those findings, and an ensuing report making recommendations for the treatment of the building, an appropriate decision can be made. At this stage at least the record would be in hand.

Should the Bamberger House be considered for relocation then a plan of action must be put in hand and procedures worked out to accomplish the task smoothly. This may be a two-stage operation comprising initially preparation, relocation and temporary protection and secondly its progressive restoration on its new site as funds and forces permit.

The Bamberger House:

Although now much changed the Bamberger House still appears to have its original form and basic structure, a two-storey squared timber house with low-pitched gable roof. Now covered in a more modern pebbledash stucco the house was moved to its present location from a site to the south-east encroaching on the Emerson street allowance, where it could have had a sidehill location favouring the south end of the basement opening to grade. This may explain why no signs of chimney breast or hearth construction survive at cellar level now.

From various locations the basic structure of the house may be viewed. In the cellar the sill logs support log beams, debarked but flattened on the top to receive floor planking, spanning from front to back of the building. Some flooring planking, not sized as to thickness, may be original, other later replacements.

The squared timber walls, weathered can be seen below later vertical boarding through a small inspection hole at the south-west corner. Beams to the second floor are 5" by 7" deep at 32" centres, hewn timber spanning also from front to back and now stiffened by cross partitions. The second floor ceiling appears to be similarly constructed.

Viewed through the hatch at the east end, pole rafters hewn flat on top and bottom and squared at the upper end to be butt-jointed at the ridge can also be seen. Roof decking is "live"-sawn, straight from the rough tree trunk, the wavy edges favouring the ventilation of the original covering, likely a split pine shingle. Studs to the east gable are rough hewn scantling covered by modern boarding; opposite a similar construction occurs, appearing from a distance to be vertically boarded, possibly in double thickness.

Other details which may belong to the original include a number of window openings tending to be long, narrow proportions, reminiscent of the American eastern seaboard, dividing into nine over nine or nine over six panes. Downstairs windows appear to have been a twelve-over-twelve pattern. Also surviving in the back interior corner of the east half is a tight, narrow stair with winders at the bottom which may also be an original feature.

Physical Condition:

Although the much refurbished and reclad original shows a need for the usual periodic maintenance more marked damage like bulging stucco may be less serious than suspected and due mainly to the constant seasonal movement of the solid timber structure below. However extended trims do favour moisture leaking behind.

Where visible the structure appears to be in fair to excellent condition. Only a small section of the original sill log at the present south-east corner (formerly south-west) has been lost and replaced by a narrower member leaving the squared end of the first beam largely unsupported. These log beams appear to be hardwood, one showing signs of powder-post beetle damage and the decay of its sapwood casing, but without serious deformation, may be elm. Elsewhere similar beetle damage has affected old and newer wood, but now appears inactive. However its presence suggests that fumigation, should relocation be considered, might be a wise precaution.

The Unknowns:

Despite these findings and interpretation there are still a great many unknowns requiring further research, possibly to be answered mainly by building archaeology, of which the following are the main points:

(1) Heating and cooking: how was the building heated and where was the cooking hearth.

If the sidehill position allowed a full basement the kitchen may have occupied this space, the cooking fireplace, possibly with bake-oven alongside, built into the interior or north side (now the west end). Alternatively, but less usual, it could have been on the south wall. Smaller fireplaces or stoves may have been used upstairs thus explaining the lack of evidence for large bases or chimney breasts with hearths.

(2) Where are the original set of stairs; did it continue below to the former basement; is it the set with winders now in the east half?

Building archaeology helping to determine the original stairwells may establish this.

(3) Where were the original exterior openings and which original openings survive?

Upstairs most openings, except for later bathroom cut-outs, may be original, but some like a centre one to the front may have been blocked to accommodate the later dividing wall. The doorways into the wing behind may have been cut down from earlier windows.

Downstairs the situation may be more muddled for the entrances to the two units, recorded in a photograph taken shortly after the building's relocation and conversion about 1908, occur directly below the upstairs openings so that these doorways were probably cut down from windows. The newer windows alongside are later openings and what must have been the original centre entrance was blocked by the new dividing wall. Hence this lower section of wall may not have much of its logs left.

(4) What were the details of the roof: did it have eaves returns and cornice gutter?

(5) Interior detail: trim, joinery, sashing and doors?

Though likely very simple nothing seems to have survived, but may be lurking in shims, scabs and scarfs under the present finishes. Such evidence must be sought, even paint lines checked during building archaeology.

The interior trim may date from the conversion and not before, but pedimented entrances and the profile seen is not far off the 1870s too.

(6) What was the original layout of the building? This may be revealed in the course of archaeology too.

A simple layout is suspected, maybe one large room across one end of the downstairs, two smaller rooms opposite, even a boxed-in stair. Upstairs roughly the same layout could have been repeated.

(7) What appendages and accessory buildings were there? A partial lean-to as woodshed is possible and even a simple front porch. As a minimum complement to house, and keeping Bamberger's origins in mind, a smokehouse and ashhouse would be appropriate and a "necessary" essential.

Modern Disposables:

Peeling off modern finishes should reveal the original building and its changes. Later additions of rear two-storey wing, side lean-tos and front porch would all have to go, but watch should be kept for recycled material from the old building.

Pebbledash stucco and its reinforcing has to be stripped off, but perhaps the vertical board cladding should remain in place as protection pro tem. Likewise interior cross partitions and dividing wall on the ground floor should be left in place for bracing and stiffening.

Treatment for Removal:

Since it would be impracticable to move the whole building because of its height an alternative treatment must be considered which can reduce the part to be transported to no more than 12'-0" (3650 mm) above the 3'-6" (1070 mm) taken by the trailer. Thus the load can pass below bridges and most overhead wires can slip across the top of the load.

Such preparation involves the numbering, marking and recording of roof deck, rafters, any original partitions to the upstairs and upper logs of walls and laying these across the top of the remaining section. Thus prepared a cost \$8,000 has been quoted for its transportation to Westfield Heritage Centre. Only one caution has to be mentioned, namely the difficulty of removing the building from its present site posed by a mature street tree opposite the house. Dealing with this, such as pruning, will require the cooperation of the City of Hamilton.

Possible Sites:

Local sites not being available a location in Westfield Heritage Centre might be made available by the Hamilton Region Conservation Authority provided the costs of relocation can be covered by others. However most of Westfield is a relatively flat site with only gentle slopes and the handicap of a shallow overburden covering limestone bedrock generally not permitting basements.

Nevertheless should the reconstruction of the house in a sidehill position be decided upon there is one special site at Westfield which might serve. This straddles a dead-end lane leading to a temporary dumpsite for spoil and a pond. The land falls off into a depression marked by a magnificent old ironwood. Careful adaptation of this area could serve and would provide the Bamberger House not only with roughly its original orientation but access from behind and the prospect of the pond allowing the creation of the illusion that it is an old house in land not yet fully cleared.

Suggested Plan of Action:

Although the Bamberger House is indeed an early building it has gone through the "wars". It could be moved, but whether it is a practicable and financially feasible project to undertake has to be explored further. More about the building and its state needs to be discovered before a sensible decision can be made. The following plan of action is suggested:

(1) Continue research including documentation, building record in measurement and photograph, local oral history connected with the house and families;

(2) Enter into an agreement with the owner to facilitate building archaeology and preparations for removal;

(3) Arrange with the owner that the responsibility for the building's removal will be assumed saving the owner harmless from any embarrassment;

(4) That should further examination indicate that its preservation can be justified that it be relocated forthwith;

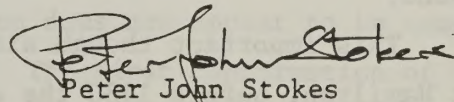
(5) Having relocated it that it shall be sufficiently protected from further physical damage and the weather to enable its later progressive restoration as funds and forces permit.

In Conclusion:

Such an important and early building as the Bamberger House should be preserved if at all possible especially if there is support for such action. But it would be unrealistic to saddle anyone or any organization with such a burden without knowing more about the building and the feasibility of such a project, practically and financially.

Therefore a more thorough investigation must be undertaken prior to and after the building becomes vacant and, should its relocation and restoration be justified, a "game plan" must be drawn up immediately, with the help of all concerned, to achieve the desired goal. For this is a challenge, an opportunity not to be missed, but the ultimate treatment and further action must be based on more thorough knowledge and sound judgement.

9 November 1992



Peter John Stokes
Consulting Restoration Architect

PETER JOHN STOKES, B.Arch., LL.D., F.R.A.I.C.

Consulting Restoration Architect

244 KING ST. P.O. BOX 170 NIAGARA-ON-THE-LAKE, ONTARIO L0S 1J0

PHONE 416-468

Report re:

The Bamberger House, c. 1820,
11/13 Holmes Avenue,
Hamilton (West), Ontario.

Introduction:

The house was visited by the writer on the 4 November 1992 in the company of Nina Chapple, Ann Gillespie, David Jardine and Scott Konkle. On that occasion both exterior and interior were examined briefly. On the following day a brief visit was made to photograph the exterior and take some preliminary measurements to serve as a basis for its possible, but at this stage, very much conjectural, restoration.

Background:

This important though simple house has figured in the early history of West Hamilton, before 1930 the eastern edge of the Township of Ancaster. Samuel Bamberger, its builder and first owner, came to the location early in the nineteenth century from his former home in Pennsylvania. Possibly this background would have determined his approach to the construction and design of his dwelling for the present building "stripped", as it were, to its basic form has a strange resemblance to earlier houses of that place.

Documentation, at present still incomplete, has been reviewed and the date noted for the house is tentative based on the recorded information put forward so far, the interpretation of which is noted later. That Samuel Bamberger and his family were important to the history and the development of the area cannot be gainsaid. That his house has survived, albeit much changed, is even more remarkable. But its future disposition is in jeopardy and a great many questions have to be asked and answered and a practicable scheme still has to be evolved should it be determined that preservation of the Bamberger House is warranted.

For what we have inherited is certainly an early building. But this is a building which has been relocated, converted and much altered over its 170-year life. Its basic form is still recognizable, its main structure still intact, but then came the changes and compromises which have lessened but not

totally destroyed its intrinsic historical and architectural worth. It would appear that this was never a 'high-style' house, but rather an excellent example of the early neo-Classical vernacular representing nevertheless a vital part of our built heritage.

There are three principal circumstances which offer some reason for exploring more fully the opportunity for preserving the Bamberger House, namely its importance in community history attested to, the fact that it is being offered gratis for removal and thirdly that a site for it might be arranged in Westfield Heritage Centre should no other alternative site be available. Furthermore it appears that there is strong local support for the building's preservation and that financial aid to help undertake the project, certainly in the initial stages of investigation, preparation and relocation, might be forthcoming from local sources.

Therefore let us explore the possibilities.

Documentation:

As noted previously documentation does not appear to be complete. What is in hand, however, is of interest. The first confirmation of Samuel Bamberger owning the 100-acre farm on which the house stood, though relocated, comes with a deed dated 1806. The amount noted for the transaction did not suggest a major improvement, however.

An assessment record in the Ontario Archives, stated to date from 1816, does note Samuel Bamberger as having half his acreage or fifty acres cleared. However no note is made of a house and a two-storey log house presumably with at least one, if not two fireplaces, would have been indicated. Nevertheless it might have been a building for the assessment records were often behind the times and frequently gave some grace in the early years of a new building. But Bamberger may have continued to live in something little better than a shanty, and unassessable.

However a house, and presumably this dwelling, he does mention in his will dated 1827 when it is noted as being left to his wife during her lifetime. Presumably the house had been in existence for some years by then.

Hence the date selected of c. 1820 as certainly a plausible time for its erection, though an earlier date, given its simple and traditional form and material and method of construction, is equally understandable.

Approach:

From here on the house will be described in greater detail concentrating on information bearing upon its early origins and possible original form as borne out by examination and interpretation of what remains. This will be followed by a brief description of its present condition. Finally a plea for its proper assessment as a basis for its ultimate disposition and a possible 'game plan' will be outlined.

For it is felt that the Bamberger House might be a suitable candidate for preservation, but that at the moment too little is known about it to form the basis for decision and action. It would seem appropriate at this moment to "hedge the bet" by gathering support for a full investigation including record and building archaeology to be done in short, but thorough, order upon the building becoming vacant, perhaps arranging with the present owner to accommodate part or all of his requirements, namely the removal of the present building. Should it prove practicable and appropriate to undertake preservation, relocation might become the first stage with restoration and/or reconstruction to follow as funds and opportunity permit. Should it be determined that preservation would not be warranted based upon findings made in the investigative stage then at least the background complete with record would be in hand.

The Bamberger House:

Now much changed in detail and finish the exterior form appears to be intact. It is a two storey log or squared timber house roughly $27\frac{1}{2}$ feet (8.36 m) by 22 feet (6.71m) with end gables, a relatively low roof pitch of roughly 6 in 12, common to the early nineteenth century. There are now small end chimneys serving later stoves and heaters, but no clear indication of larger former stacks built for fireplaces.

The ground floor floor structure is of hardwood logs, some possibly elm, mostly debarked, the ends notched into the sill logs at front and back of house, the tops hewn flat to receive the flooring. Some older floor planking, with bevelled edges to "thickness" the plank in the process of running tongues and grooves and serving as a guide to notching to fit over the flattened tops of the log beams, survives towards the back of house, but other material, although rough-sawn below, appears sized and may be replacement flooring.

Evidence of the solid hewn timber walls could be seen on the west end wall close to the south-west corner where an inspection hole had been cut

through the modern pebbledash and old board (and, presumably batten) covering over the original weathered face and end of the hewn timber.

Near the centre of the house adjacent to the west wall the second floor floor structure had been exposed by removing a small section of the modern fibre tile finish and earlier ceiling to repair a plumbing leak. Here the beams were hewn roughly 5" by 7" deep (130 mm x 180 mm) and spaced at 32" (810 mm) on centres, spanning from front to back of the building and now stiffened by a cross partition roughly central to the building.

The roof could be inspected through a hatch in the east half of the building adjacent to the east gable. The second floor ceiling beams were hewn and similar to those at the floor immediately below. Gable studs were rough hewn scantling suggesting provision for horizontal cladding or undersheathing. The rafters are large poles, flattened on top and lower side and squared to fit neatly at the ridge. However these were butt-jointed rather than being halved and pinned or tenoned, mortised and pinned. The roof deck was of 1" thick straight-sawn material, sawn "live" with wany edges providing natural ventilation between boards. From a distance, however, it appeared that a similar material was applied vertically to the west gable and presumably this was double boarded to make it weathertight. On the east side this had been replaced by more modern band-sawn, tongued and grooved or shiplap applied horizontally. Evidence of larger chimney holes through the deck could not be seen, certainly at the present east end, facing north in its original location, nor could the west end be checked on this occasion.

Other detail which might belong to the original house would seem to include some openings, particularly windows which have the high narrow shape often associated with early houses in parts of the Eastern United States including New England, Pennsylvania and Maryland. These give windows of nine over nine panes, or nine over six, particularly upstairs.

Also surviving in the back interior corner of the east half is a narrow stair with tight winders at the bottom, very reminiscent of an early staircase in such a building. This occupies the space between two floor beams of the second floor for a free width of only 27" $\pm$ or 2'-3" (690 mm). The stair in the west unit occupies a similar location nearby.

Physical Condition:

The present house is a much re-covered original showing need of maintenance, a periodic requirement on any building. Bulging of the later pebbledash finish suggests movement of the structure, but this may have resulted from constant seasonal adjustment of the solid timber structure below. Finishes and joinery on the exterior have been adjusted to this later covering and consequently opportunities for moisture to leak through or behind the stucco were created. Internally so much cover-up has been practised, possibly to hide deteriorating earlier finishes, that the condition of the original is hard to determine.

Where visible, however, the structure appears to be in fair to excellent shape, especially at roof and second floor level. The log or squared timber walls revealed near the south-west corner are weathered but appear sound. From the present cellar level the only serious damage evident was the loss of about 4'-0" (1200 mm) of the present south sill log from the south-east corner (presumably the south-west on its original site), which has been replaced by a narrower timber leaving the squared end of the first log beam largely unsupported. These log beams, spanning from front to back of the house, appear to be hardwood. Though these have largely been debarked stiff fibrous underbark clinging to one log which is very hard suggests it might be elm. This particular beam near the centre of the house exhibits powder-post beetle damage and decay of the sapwood casing, but the heartwood seems sound and no serious deformation is evident. In both old and presumably original ground floor floor framing beetle attack is evident and this appears to have spread to newer shim material. Apparently no longer active the lack of ventilation in the cellar and unprotected earth suggest fumigation might be advisable should relocation be considered.

The Unknowns:

Beyond these findings there are a great number of unknowns which could not be checked on this occasion particularly since the building is still occupied. Nevertheless it is believed that careful building archaeology could help determine these details, and that such work could be undertaken when the property becomes vacant. The following are the principal questions:

(1) Fireplaces:

How was the building originally heated and where did cooking occur?

There is no clear indication of chimney bases, breasts or outer

hearths from the present basement level, but then time did not permit a very detailed study.

Furthermore the house has been relocated, originally having faced east partly on the street allowance of Emerson to the south-east of its present location. There the ground slopes off to the south, although it was explained by Mr. Jardine that the street has been regraded. Nevertheless there is a strong possibility that the Bamberger House could have occupied a sidehill position with its south end three storeys high, the basement exposed on that side and so possibly opening to grade, with a cooking hearth most likely in the north end into the bank (perhaps with a bakeoven alongside) or, rather unusually, in the stone foundation of the south end. Smaller fireplaces or even stoves might have been used above, hence the lack of evidence for extensive breast or hearth construction.

(2) Stairs:

Where was the original set of stairs, and did it have a continuation beneath to the former basement level?

Closer examination of the underside of the ground floor might ascertain this and building archaeology might prove where the original stairwell to the upstairs was.

(3) Where were the original exterior openings and which original openings survive?

Relocation, conversion into a two-unit dwelling and subsequent side and rear additions have necessitated drastic changes.

The two windows towards the corners to the upstairs front beg a third to be centred between but this of course is where the later dividing wall was constructed.

Likewise below there are now two entrances below the windows above occupying positions where normally windows would be expected. The windows alongside toward the centre of the building postdate a photograph taken in the early part of this century, shortly after 1908, when the building was relocated and converted to two-family use. Furthermore the usual centre entrance is no longer there, again because the new dividing wall necessitated its closing. However the mayhem these multiple changes involved to the ground floor front suggests that little, if anything, is left of the original log wall there.

The back wall is similarly much changed to give access to rooms in the later rear addition. However this may have involved cutting down existing windows to make doorways, in which case the damage is more limited.

The end walls may contain mainly original openings and, bar the cutting through of smaller bathroom windows later, may be relatively untouched.

(4) What of the roof and its detail?

At present the roof has no returns and sloped soffits, likely a change in its later repair and/or conversion.

(5) Interior detail of trim and joinery, sashing and doors?

None of the original appears to survive, but in the nature of conversions it could be that sections of old trim were used as shims, for scarfing or just lost inside. This is a remote hope.

But judging by the use of a relatively primitive, though quite acceptable, and certainly traditional, building construction of solid, squared timber, the finish might have been comparably simple. If conjecture must be resorted to simple beaded trim, maybe four-panelled doors below and board-and-cleat doors above would be acceptable.

(6) What was the original layout of the building?

Building archaeology may help here.

Most likely a relatively simple layout obtained, perhaps a larger ground floor room across one end, possibly a hall or passage, maybe a boxed stair, with two smaller rooms opposite, one a parlour, the other a parlour bedchamber. Upstairs a loft, or, a centre hall and plan resembling that below is possible.

Again in the original location the whole basement was likely usable and in the south end probably also livable.

(7) Appendages and accessory buildings: what might these have included?

A woodshed, possibly a small lean-to partly along one side, might have been one attachment.

It is not known whether the original had a verandah across the front, but this is a likely early detail.

With Samuel Bamberger's origins in mind a smokehouse and ashhouse seem the minimum and of course the "necessary".

As a farm a complement of barns and animal sheds have to be considered if it is to be displayed thus.

Modern Disposables:

Peeling back the modern impedimenta and later finishes of the Bamberger House is rather like peeling a banana, except that here it is still wondered how good the banana might be inside.

Rear two storey extension, side lean-tos and front enclosed porch would all have to go. In their demolition search should be made for any re-used salvage from the old building.

Stucco finishes and mesh reinforcing has to be stripped off, though the boards of the old board and batten finish might best be left on pro tem.

Interior cross partitions, i.e., those parallel to the front wall at least at ground floor level should be left in place to favour bracing of the structure and so should the present central dividing wall. All other partitions, closets, etc., could be removed and disposed of, keeping in mind to seek out any material recycled from the older building in the early twentieth century conversion.

Treatment for Removal:

It would be impracticable to move the main section, the original house, in its present shape. It is too high to transport, necessitating so much difficulty with overhead wires that the operation would be prohibitively expensive.

The logical treatment would be to lower the roof by marking boarding and structural members and dismantling it and the ceiling below likewise. The outer gables and upper sections of the walls, identified and placed in sequence could follow, much of this material piled on the second floor and transported with the remainder.

The trailer height is approximately 3'-6" (1070 mm) which allows for an additional 12'-0" (3660 mm.) above to provide for clearance, bridges and over-passes included. Incidentally treating it in this way would enable it, prepared thus, to be taken to Westfield Heritage Centre for \$8,000. Cost of preparation and re-erection and restoration would be extra. Much of the preparation might be accomplished by volunteer labour in a work bee or "frolic", so that costs in the beginning could be kept to a minimum. Apart from a new foundation and setting of the building on it, major restoration including re-erection of the upper stage and roof, could be postponed until funds permit so long as a temporary weathertight roof is provided. Such restoration including finish could be proceeded with more slowly.

Only one caution has been mentioned by one mover from whom the cost was ascertained, namely that the mature street tree on the north side of Holmes Avenue almost opposite poses problems in the removal of the house. Trimming may be necessary in which case this involves the City of Hamilton.

(4) Should further examination indicate the appropriateness and advisability of moving and restoring the building based upon an outline plan to achieve this, that its relocation be proceeded with forthwith;

(5) That after the building has been moved to its new site it shall be sufficiently protected from further physical damage and the weather that it may be restored in the future as funds and work forces, volunteer and/or paid, permit the operation to proceed in whole or in part.

In Conclusion:

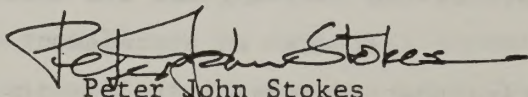
Such an early and special small historic structure as the Bamberger House should be preserved if at all possible, particularly in view of the strong local support for such action.

However it would be unrealistic and unfair to burden anyone or any organization with an unachievable project or a scheme involving a building that has gone beyond the point of no return.

Since not enough is known of this building to enable a sensible decision to be made every effort should be put into a more thorough investigation and record to make the determination of its future, that is to be preserved or just to be recorded. This will require a concerted effort at the critical stage of its becoming vacant to provide the essential background information for the proper course of action. Formal arrangements between all interested parties should be instigated to ensure that the procedure is orderly.

The preservation of the Bamberger House is an intriguing challenge. It is not time yet to dismiss the opportunity, but the program for its salvation must be based on more complete knowledge and sound judgement.

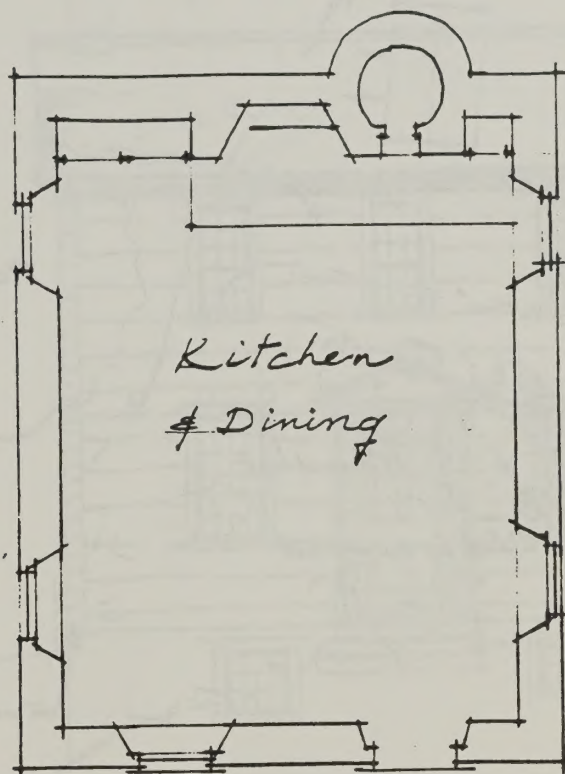
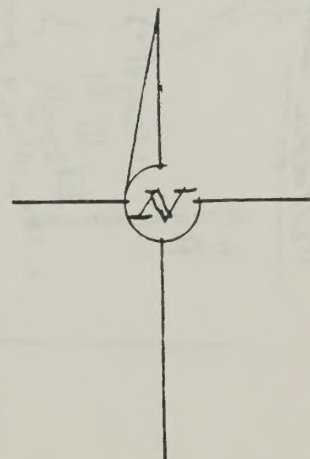
9 November 1992


Peter John Stokes
Consulting Restoration Architect

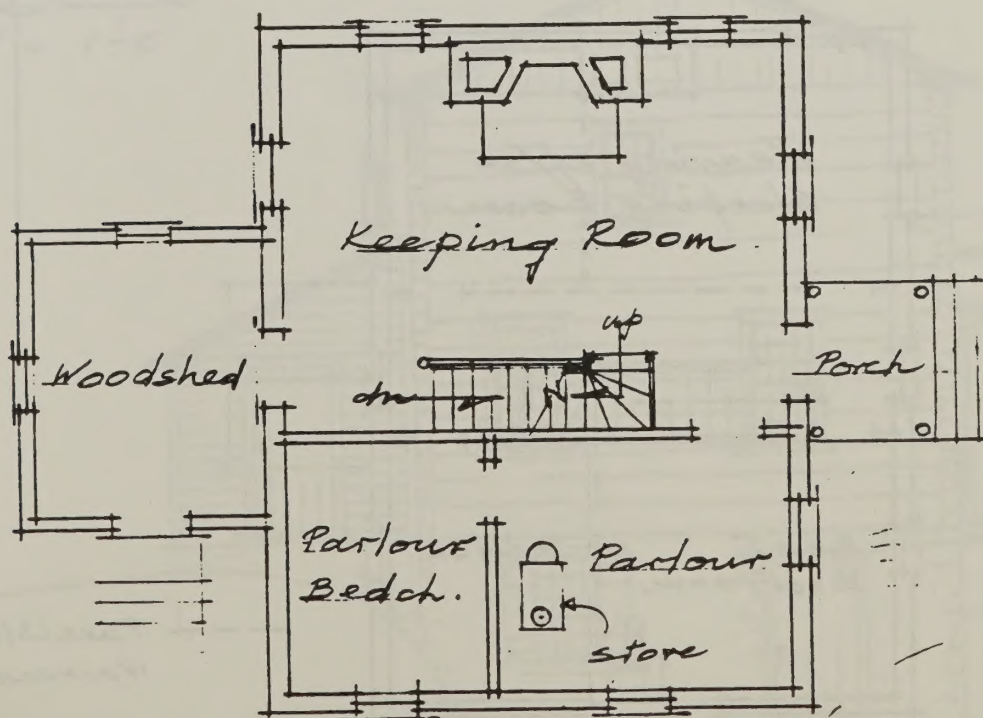
The BAMBERGER HOUSE c. 1820

Conjectural
PLANS

Scale -
0 5 10 ft.
 $\frac{1}{8}" = 1'-0"$



BASEMENT  steps up

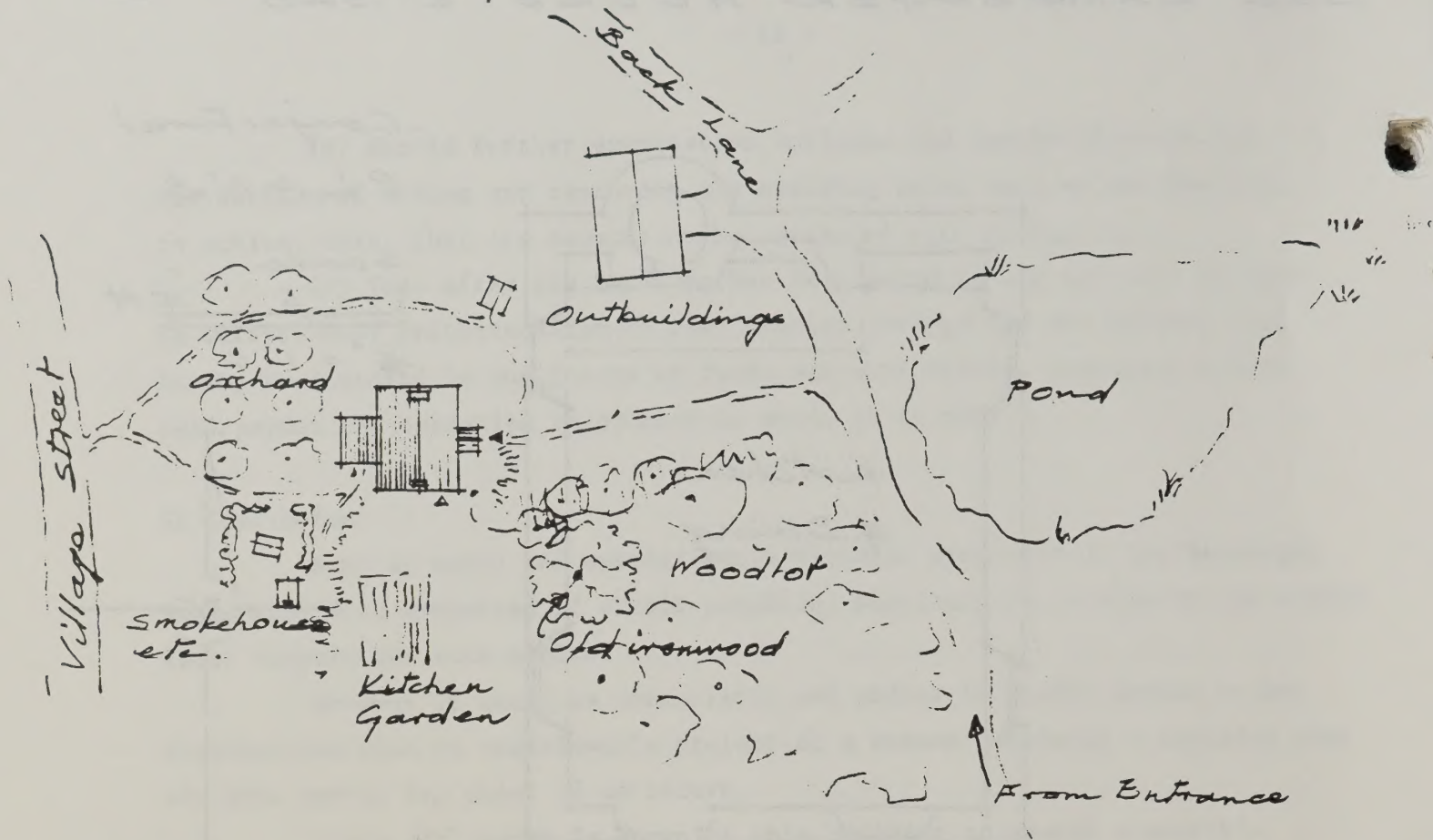


GROUND FLOOR

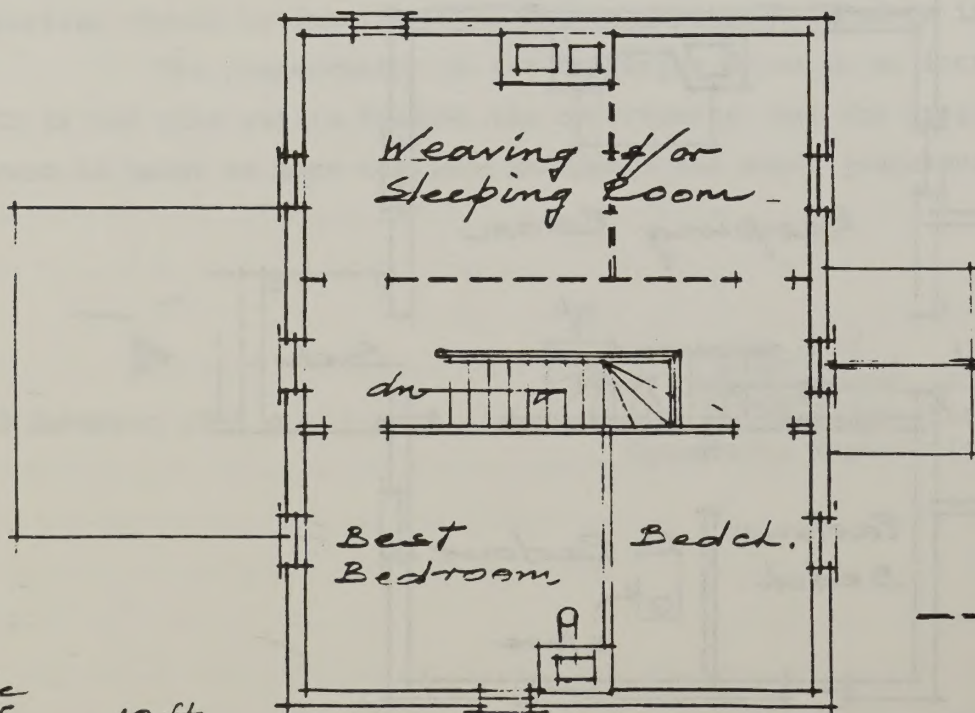
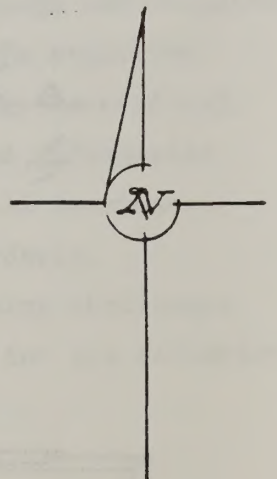
SK-B-1

PLS / C.R.A. 11/32

The BAMBERGER HOUSE, c. 1820



Tentative SITE PLAN
Not to scale



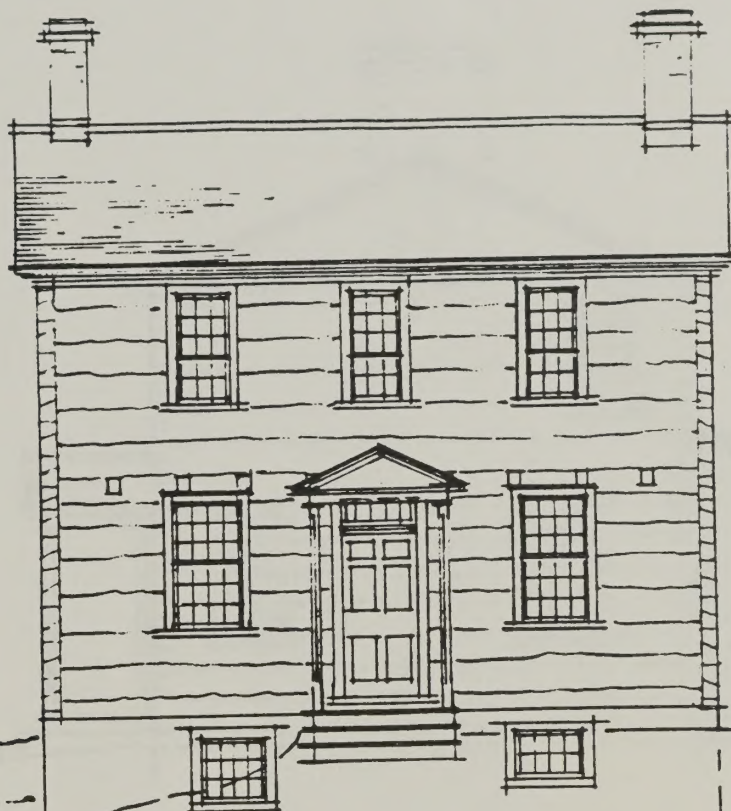
--- Possible wainscot partition

Scale
0 5 10 ft.
1/8" = 1'-0"

SECOND FLOOR
Tentative layout

SK-B-2
Pl. 100 11/10

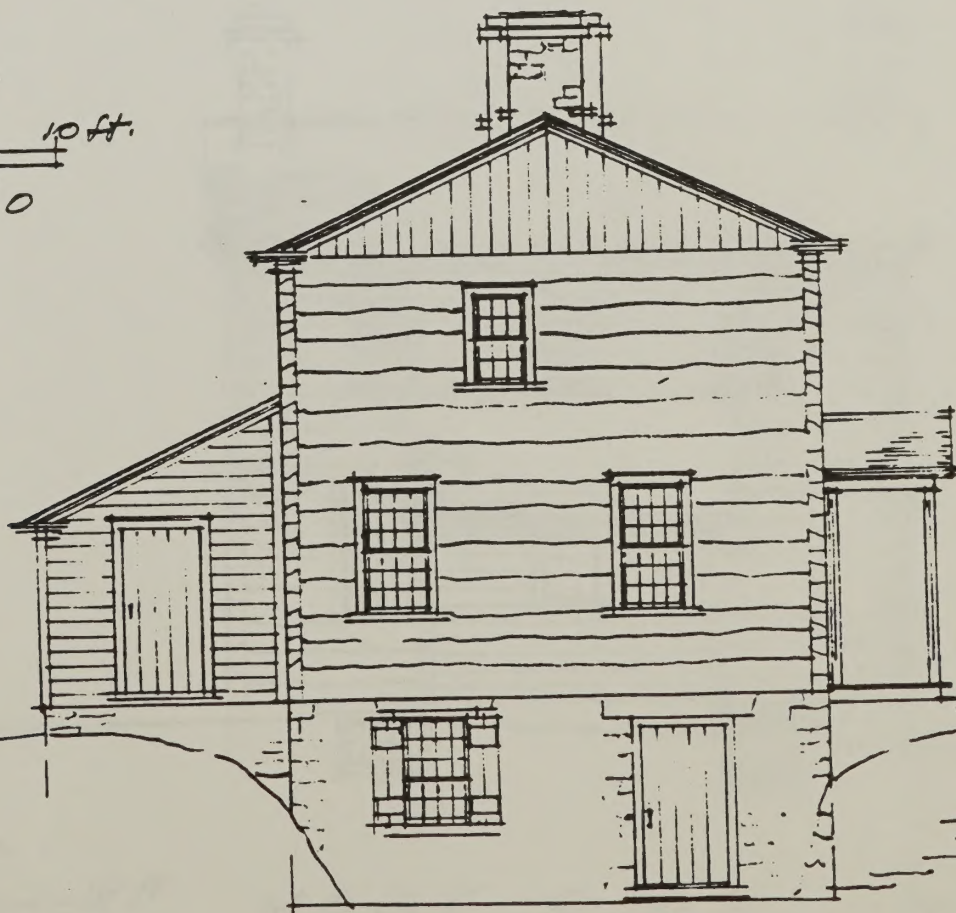
The BAMBERGER HOUSE c. 1820



EAST FRONT

Scale:

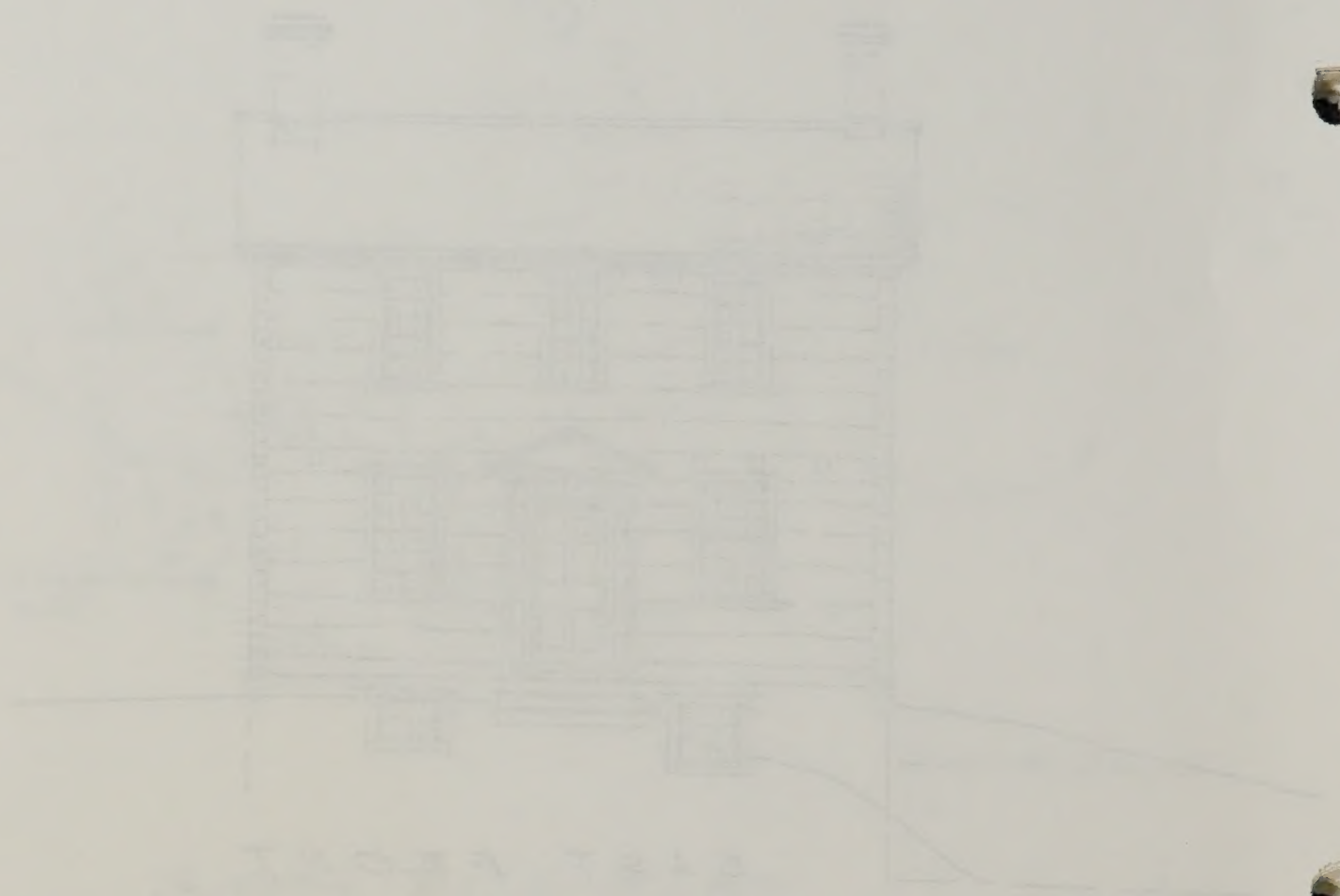
0 5 10 ft.
1/8" = 1'-0"



SOUTH FRONT

SK. B-3

PLS/CRA 11/92



Sketch of a two-story building



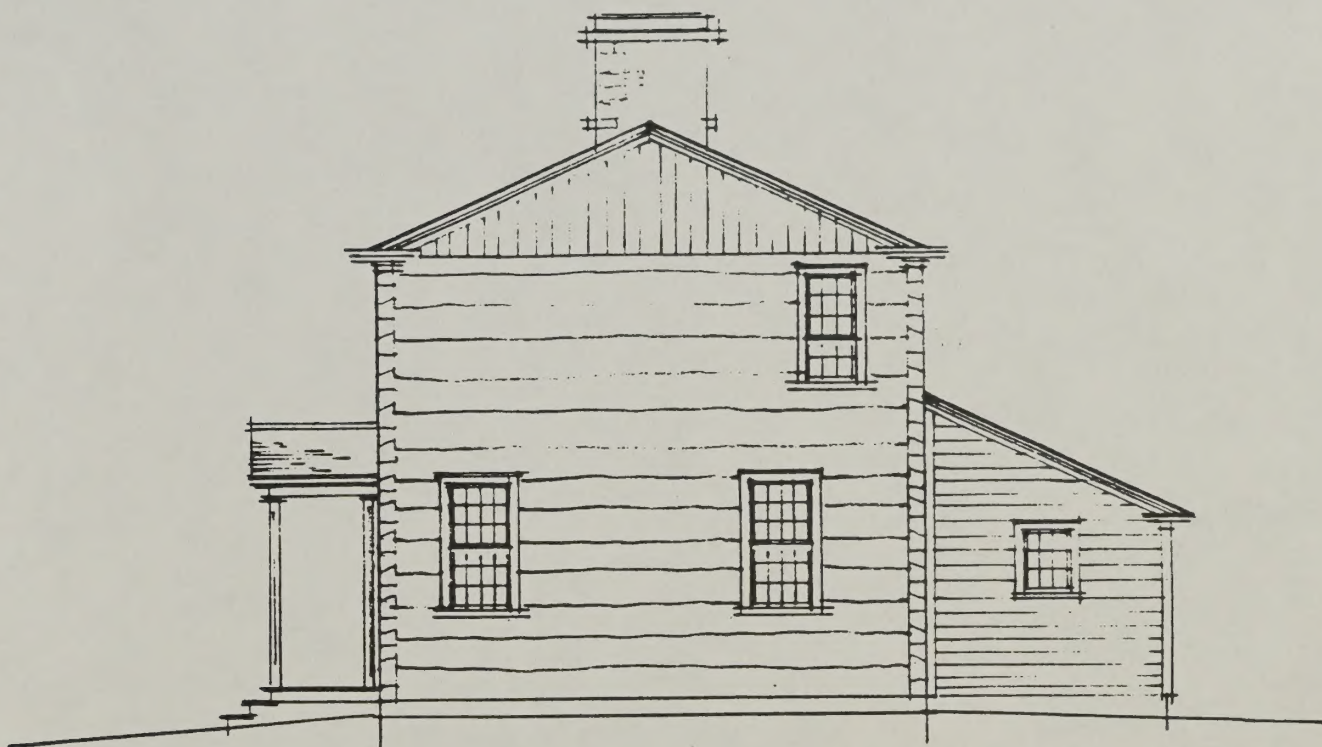
Sketch of a two-story building

Sketch of a two-story building

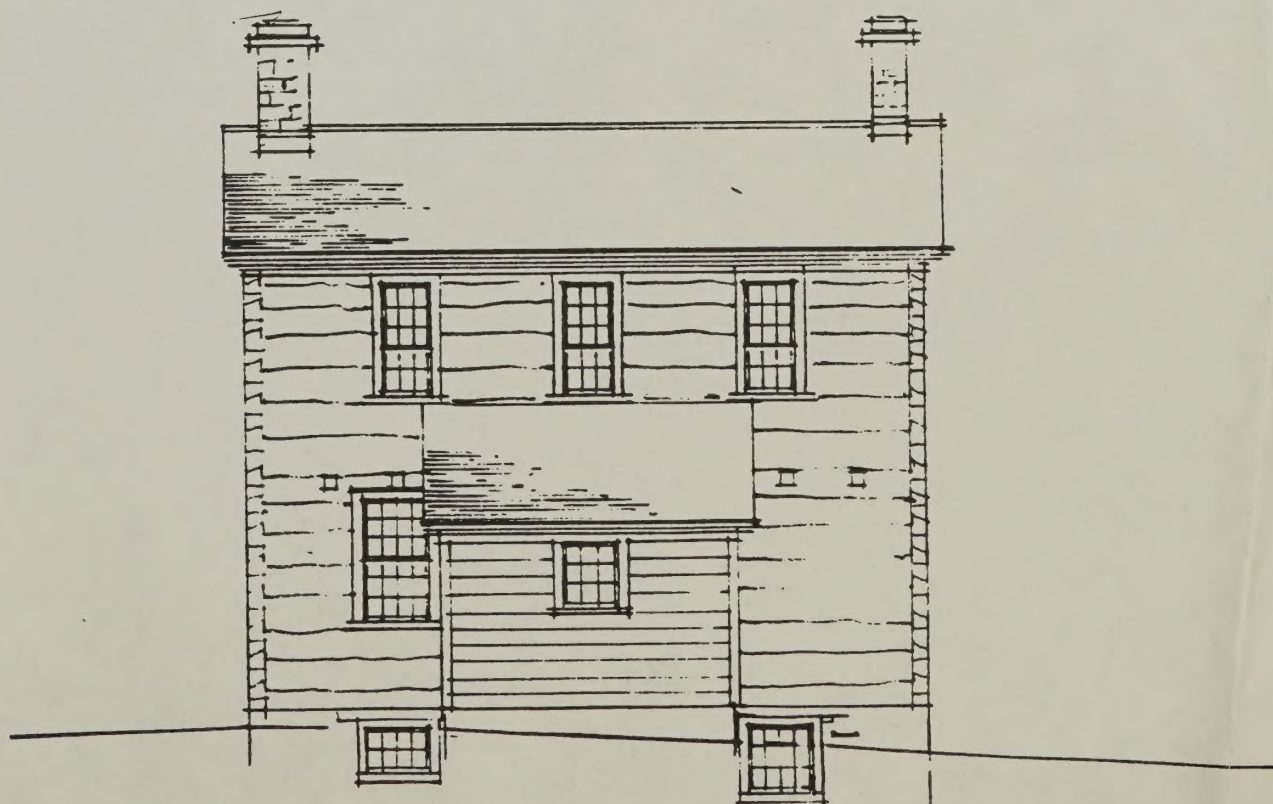
Sketch of a two-story building

Sketch of a two-story building

The BAMBERGER HOUSE c. 1820



NORTH END



WEST SIDE

Scale:

0 5 10 ft.

$\frac{1}{8}'' = 1'-0$

SK-B-4

PLS/CRA 11/97



WEST SIDE



EAST SIDE

PLAN

21-8



ACCO®

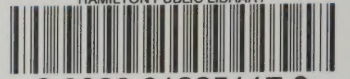
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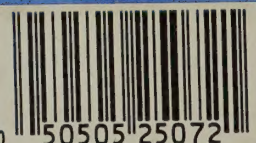
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